

969

Peace Road

DEKALB, ILLINOIS

29,994 SF AVAILABLE FOR SALE

PRICE REDUCTION

\$2,300,000 (\$76.68 PSF)



POTENTIAL FOR OUTSIDE STORAGE



969 PEACE ROAD, DEKALB, IL | PROPERTY OVERVIEW



Property Size: 29,994 SF



Office Size: 500 SF



Site Size: 4.74 Acres



Showroom Size: ±14,000 SF



Loading: 3 Drive-in Doors



Clear Height: 14'-20' Clear



Power: 600 Amps, 3-Phase



Years Built: 1988 | Renovated 2012



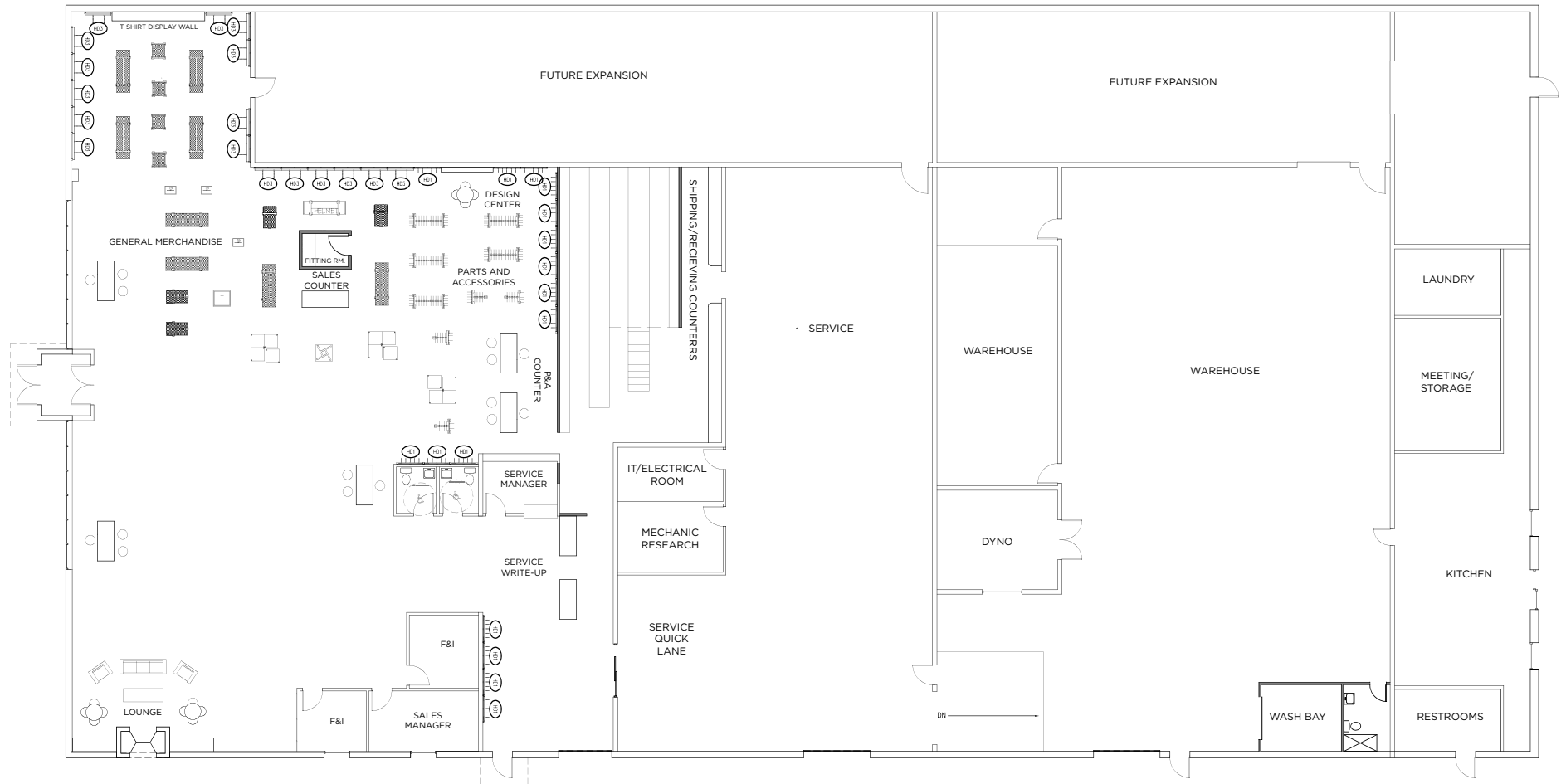
Sale Price: \$2,399,520 (\$80 PSF)

Strengths:

- » Potential for outside storage
- » Hard to find free-standing building
- » Fully air conditioned facility
- » Extra land for possible expansion
- » Low DeKalb County taxes
- » Possible tax incentives available

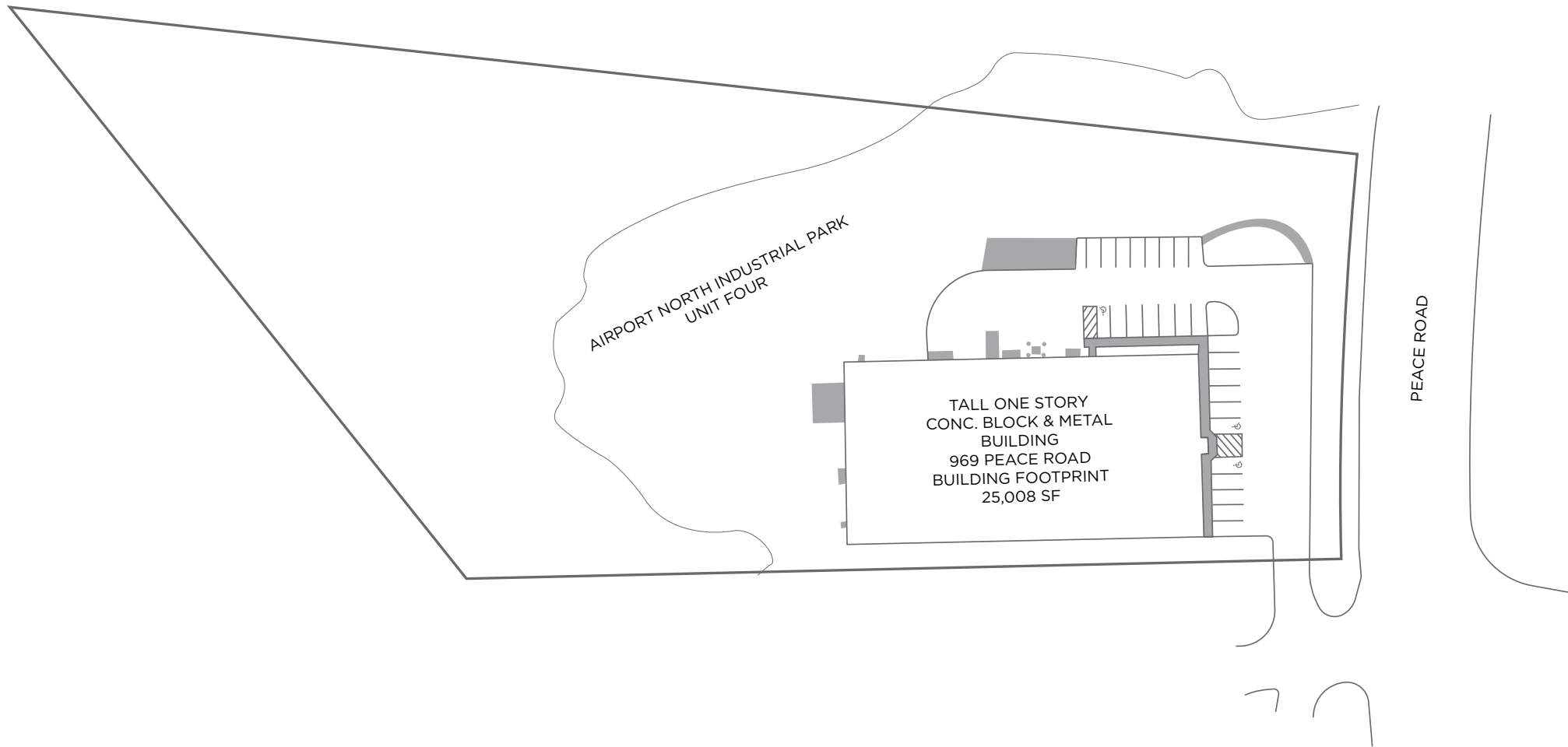


Floor Plan

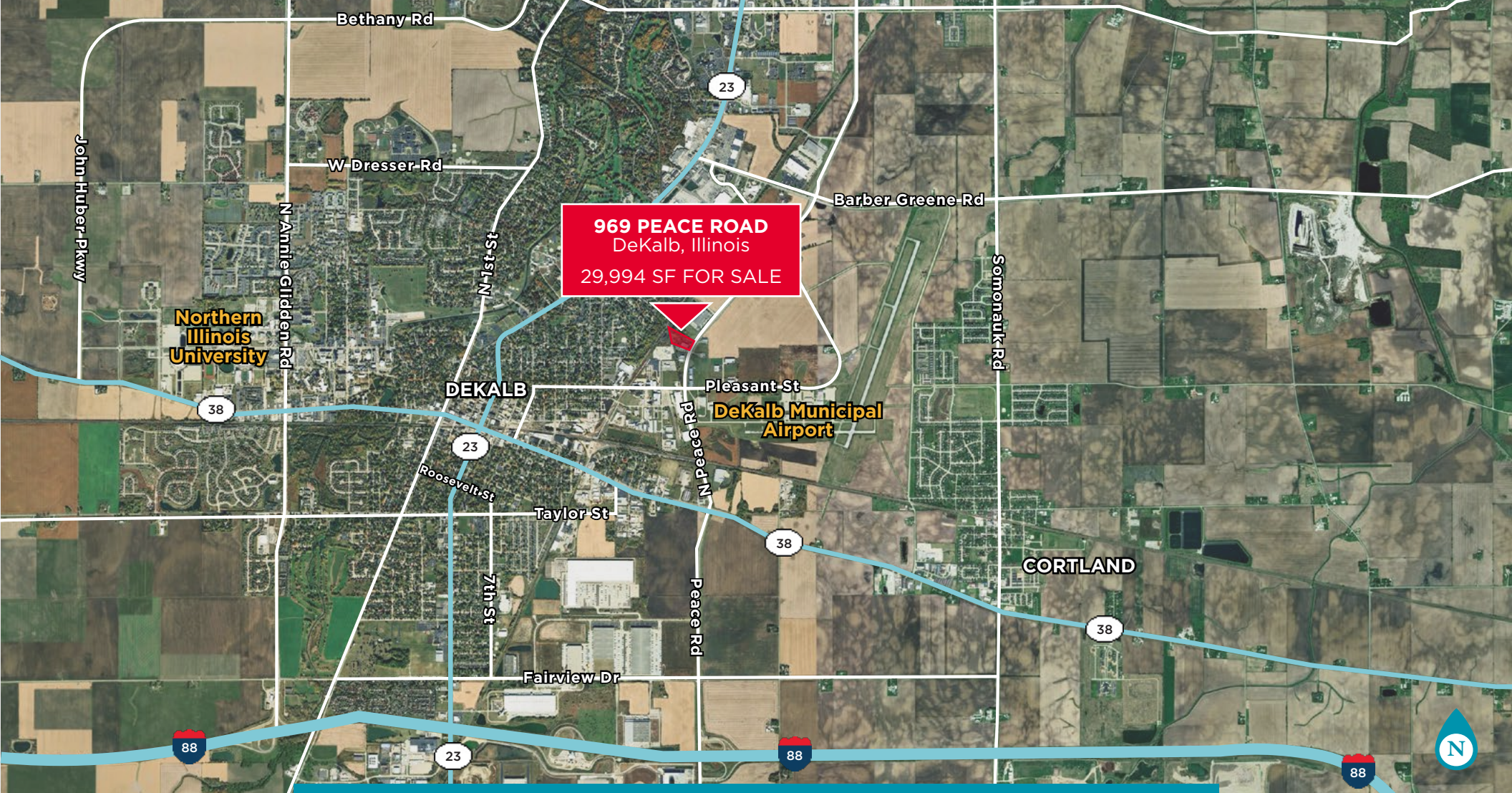


969 PEACE ROAD, DEKALB, IL

Site Survey



969 PEACE ROAD, DEKALB, IL



Aerial Map

- 1 MILE TO ROUTE 38
- 2.5 MILES TO I-88
- 60.7 MILES TO O'HARE AIRPORT
- 64 MILES TO DOWNTOWN CHICAGO

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