

8,983 SF (+/-) FLEX SPACE AVAILABLE FOR LEASE OR SALE

2368 Corporate Lane, Suites 118 & 120, Naperville, IL 60563



SPECIFICATIONS

AVAILABLE SPACE	8,983 SF (+/-)
OFFICE / SHOWROOM	7,663 SF (+/-)
WAREHOUSE	1,320 SF (+/-)
CEILING CLEAR	20' (Warehouse)
LOADING	1 Drive-in Door
PARKING	20 Spaces (+/-)
DOCKS	1 Shared
POWER	200 Amp, 3 Phase
YEAR BUILT	2005
LEASE RATE	\$12.50 NNN
REAL ESTATE TAXES	\$2.10 PSF (2023)
CAM	\$2.21 PSF (2024)
SALE PRICE	\$1,115,000

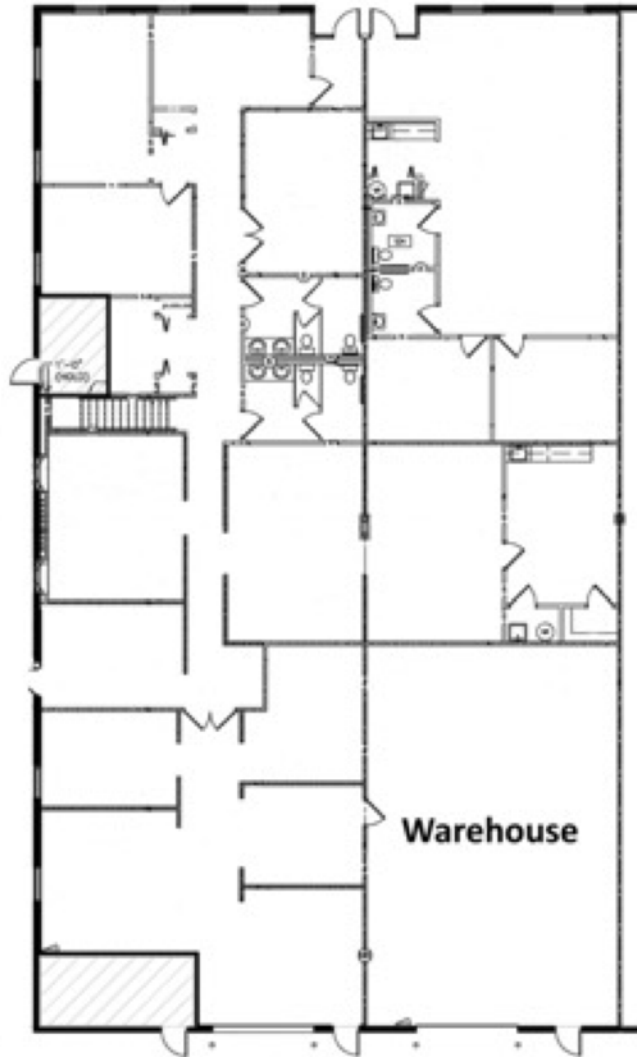
Trip McDonough - Sr. Broker
773-255-4651
Trip@resourcecommercial.net

Mark Brodson – Designated Managing Broker
773-251-3666
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FLOOR PLAN – FIRST FLOOR

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FIRST FLOOR – CONSTRUCTION-DIMENSION PLAN

SCALE: 1/8"=1'-0"



7,995 SF (+/-)

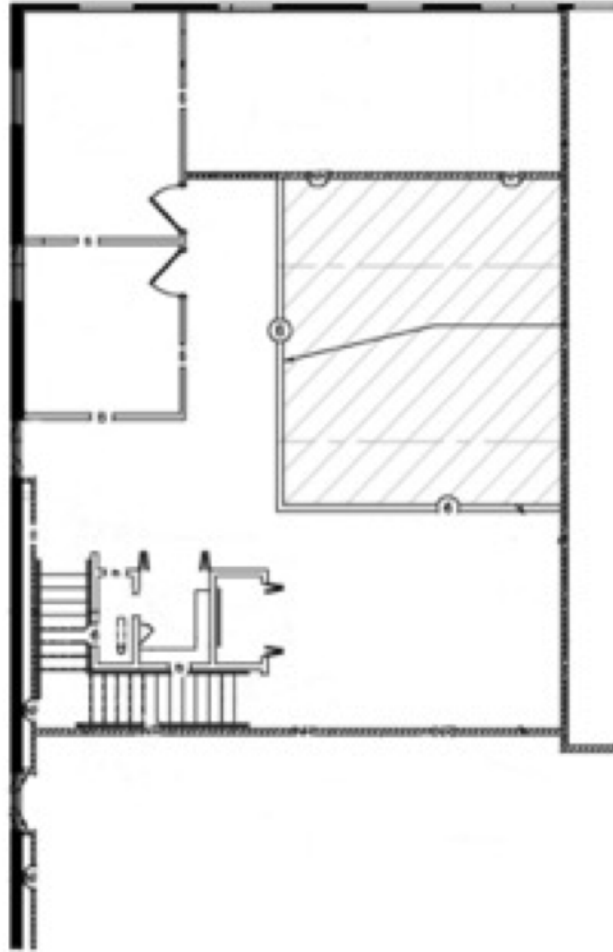
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FLOOR PLAN - MEZZANINE

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MEZZANINE – CONSTRUCTION PLAN

SCALE: 1/8"=1'-0"



988 SF (+/-)

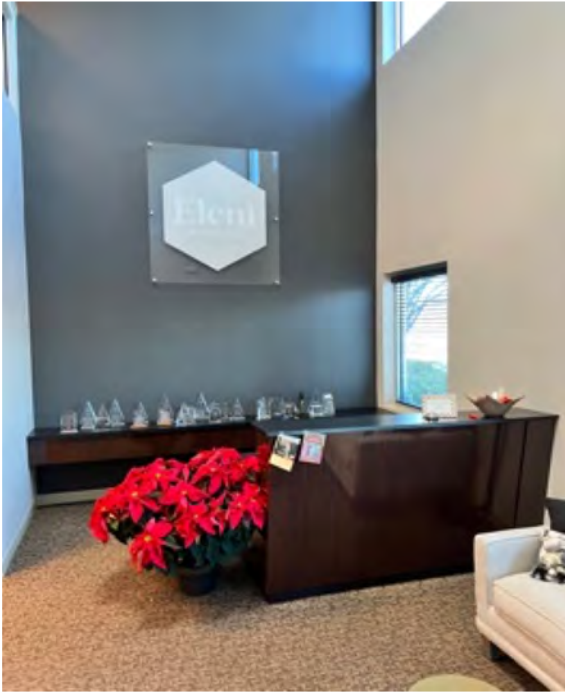
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INTERIOR PHOTOS

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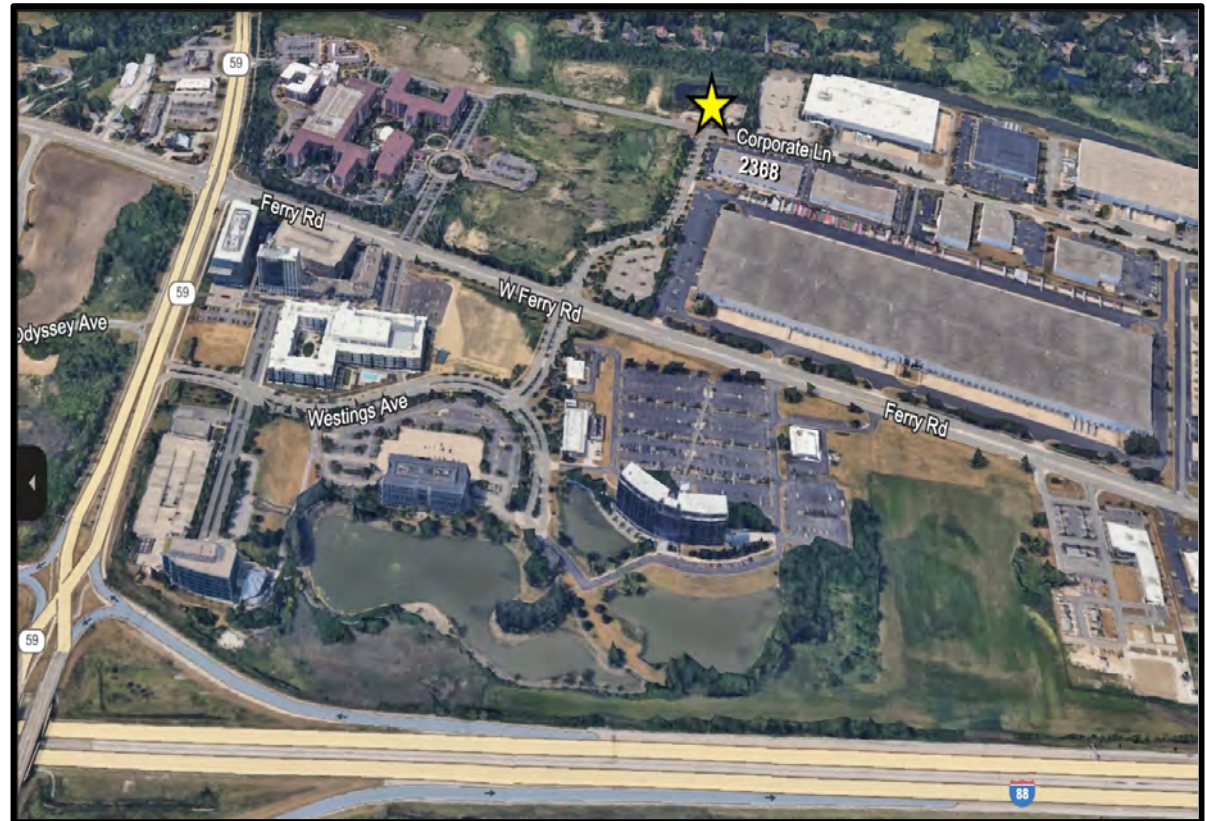


LOCATION

2368 Corporate Lane, Suites 118 & 120, Naperville, IL 60563

Situated in the heart of Prairie Point Corporate Center Business Park in Naperville. Fantastic light Industrial flex condo currently built out as office / showroom.

- One Mile from Route 59 / I-88 Interchange
- DuPage County
- 29 from O'Hare International Airport
- End Cap Unit



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DISCLAIMER

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Agency Disclosure

Trip McDonough (“Licensee”) and Mark Brodson (“Licensee”) of Resource Commercial Advisors are acting solely on behalf of the Owner or Lessor of the real estate and any information given to the Licensees by the Purchaser/Lessee may be disclosed to the Owner/Lessor.

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