

# 138 INDUSTRIAL DRIVE, LOT 36 GILBERTS, IL 60136

FOR SALE

PRICE REDUCED

MLS #10766919

September 15, 2020



## INDUSTRIAL LAND - 1.01 ACRE

~~\$250,000~~ **\$219,900 (\$5.00 psf)**

### DESCRIPTION

Industrial-zoned land, roughly 43,996 SF, located in Industrial Park West in the Village of Gilberts. Great location to build your new business with great exposure and low Kane County taxes. Utilities to site with hook fees for water and sewer.

Property backs to I-90 Tollway, just 10-12 minutes from interchange.

Adjacent 0.94 acre parcel, also available for sale, can be combined for just under 2 acres.

### SPECIFICATIONS

Description	Industrial Zoned Land
Land Size	1.01 Acre (43,996 SF)
Topography	Flat
Environmental Status	To Be Assessed
Utilities	To Site
Sewer/Water	Nearby
Frontage Dimensions	153.36' on Industrial Dr.
Zoning	I-1 Industrial
Real Estate Taxes	\$2,654.80 (2019)
PIN Number	02-23-426-009
Possession	At Closing

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,295	21,299	86,815
Avg Household Income	\$112,037	\$112,028	\$96,497
Daily Traffic Counts: 17,700 (Route 72) / 73,400 (I-90)			

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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9225 S. IL Route 31  
Lake in the Hills, IL 60156  
www.PremierCommercialRealty.com  
Office: 847-854-2300 | Fax: 847-854-2380

### SHARON GLASSHOF

Senior Broker

Office: 847-854-2300 Ext 14

Cell: 847-533-6974

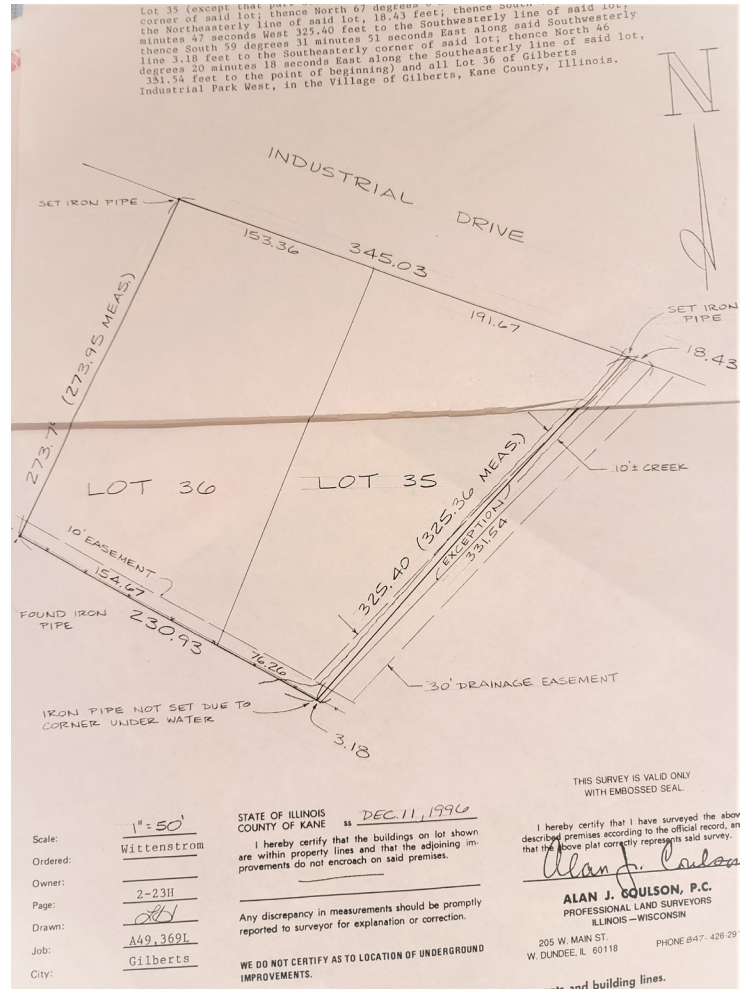
[SharonG@PremierCommercialRealty.com](mailto:SharonG@PremierCommercialRealty.com)

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## PLAT OF SURVEY



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