

## For Sale

30W575 Ferry Road, Naperville IL



## Build to suit opportunity

6.47 Acres available immediately



Size: 6.47 Acres



**Zoning:** R-2

(master planned as industrial)



Pins: 07-04-103-005 & 07-04-103-006



Sales price: Subject to offer



Location: Unincorporated

DuPage County future annexation

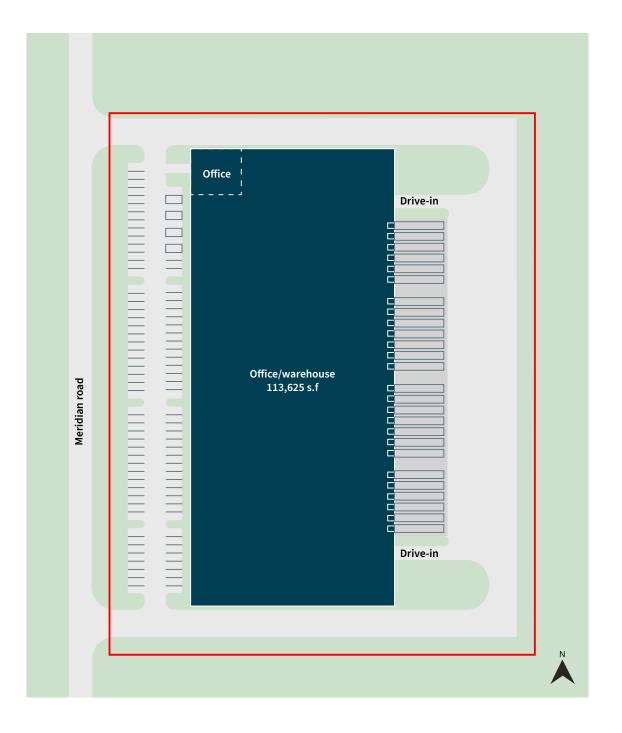
into naperville



- Conveniently located across from the sought-after Butterfield Business Park, home to Fellowes and major e-commerce distribution companies
- 1 mile from the I-88/Rt. 59 interchange
- Low DuPage County taxes and cost of living

## Specifications

Proposed building*	113,625 SF
Lot size	282,000 SF
Office area	Build to suit
Loading	26 exterior docks, 2 drive in doors
Ceiling height	32' clear
Parking	93 Cars
Power	TBD
Sprinklered	Yes
Tax pin	07-04-103-005 & 07-04-103-006
Available	By agreement
Location	Unincorporated DuPage County



<sup>\*</sup>Proposed building subject to city ordinances and permitting process.

## Local users







Kate Coxworth kate.coxworth@jll.com +1 312 450 5655 **Dominic Carbonari** dominic.carbonari@jll.com +1 630 248 9354 Tara Torbik tara.torbik@jll.com +1 630 234 2868

DISCLAIMER: Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle. All rights reserved.