

# FOR SALE

# APPROX. 10,000 SF!

20 S. Dugan Rd. Sugar Grove, IL

## \$1,299,000



### OFFERING SUMMARY

Available SF: 10,000 SF

Price/Rate: \$1,299,000

Property Type: Office/Warehouse

Zoning: M-1

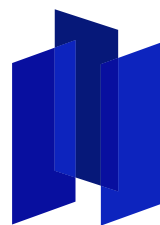
### PROPERTY HIGHLIGHTS

- 24 Hour Access
- Storage Space
- Large Empty Lot
- Fluorescent Lighting
- Signage
- Recessed Lighting

### PROPERTY OVERVIEW

Approx. 3.62 acres for sale with a 10,000 sq. ft. Office / Warehouse Zoned M-1! 20 S Dugan is at the south east intersection of US 30 and Dugan Rd. in Sugar Grove is FOR SALE! One out building, very rare contiguous lot to Bucktail Ln.

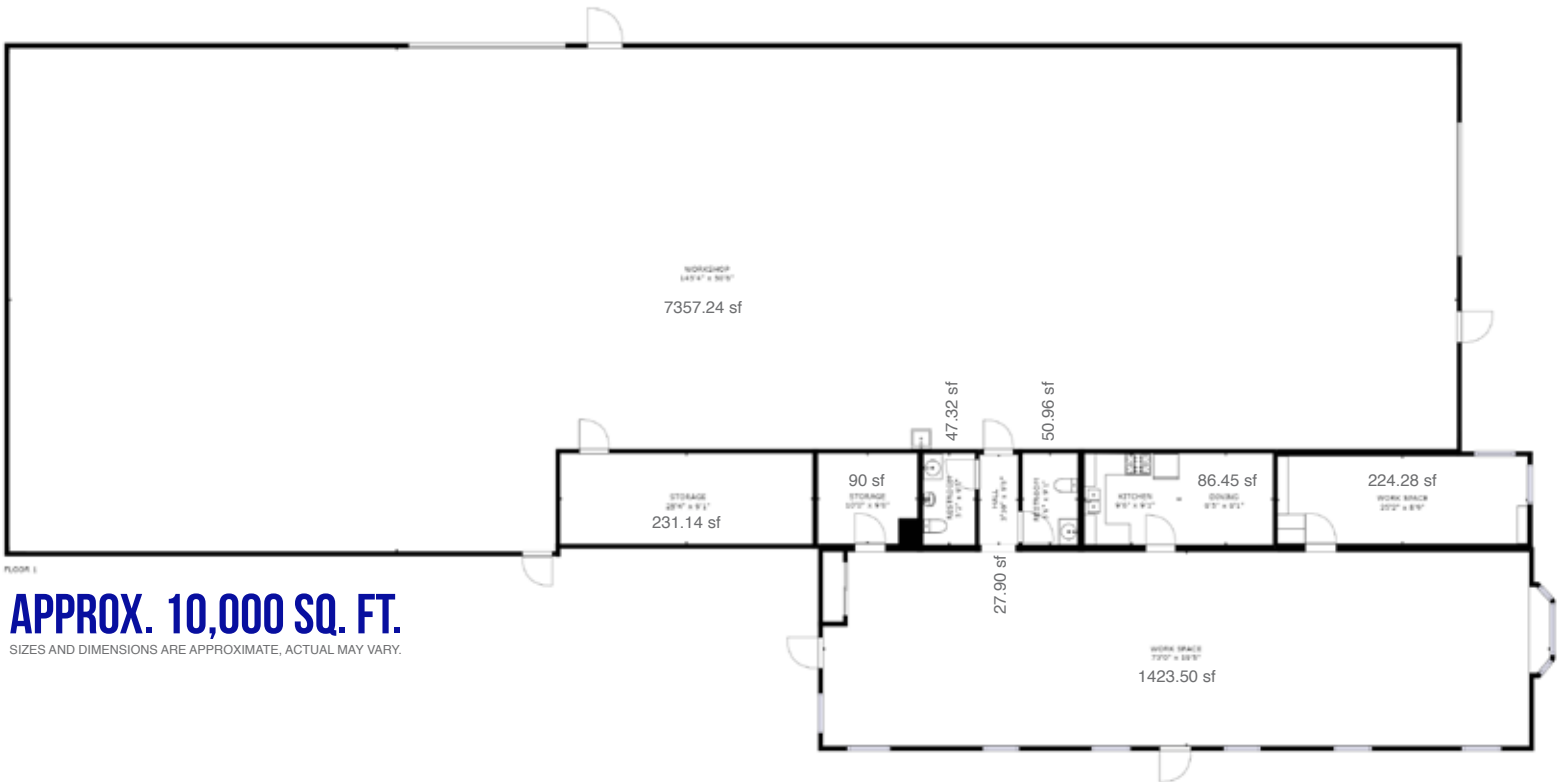
Two street level 14' doors, ample parking, large open space warehouse, multiple offices, two bathrooms and additional acreage to expand your business today!



**COMMERCIAL**  
AFFILIATED

CONTACT: JASON PESOLA | Commercial Broker  
jpesolacommercial@gmail.com | 630-486-7321

Commercial Affiliated, LLC.  
1288 Rickert Dr, Naperville, IL 60540



**APPROX. 10,000 SQ. FT.**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POPULATION

**9,417**

1.39% GROWTH

MEDIAN AGE

**41.3**

MEDIAN HOUSEHOLD INCOME

**\$106,879**

2.03% GROWTH

NUMBER OF EMPLOYEES

**5,399**

2.25% GROWTH

POVERTY RATE

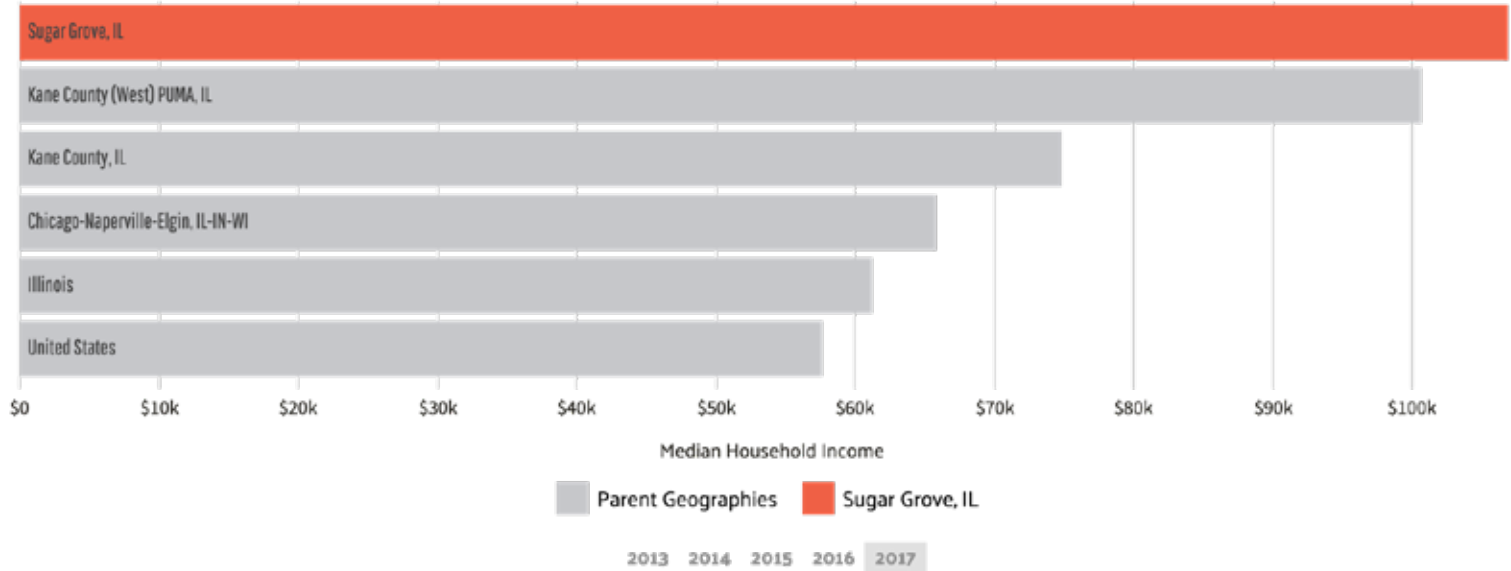
**3.38%**

MEDIAN PROPERTY VALUE

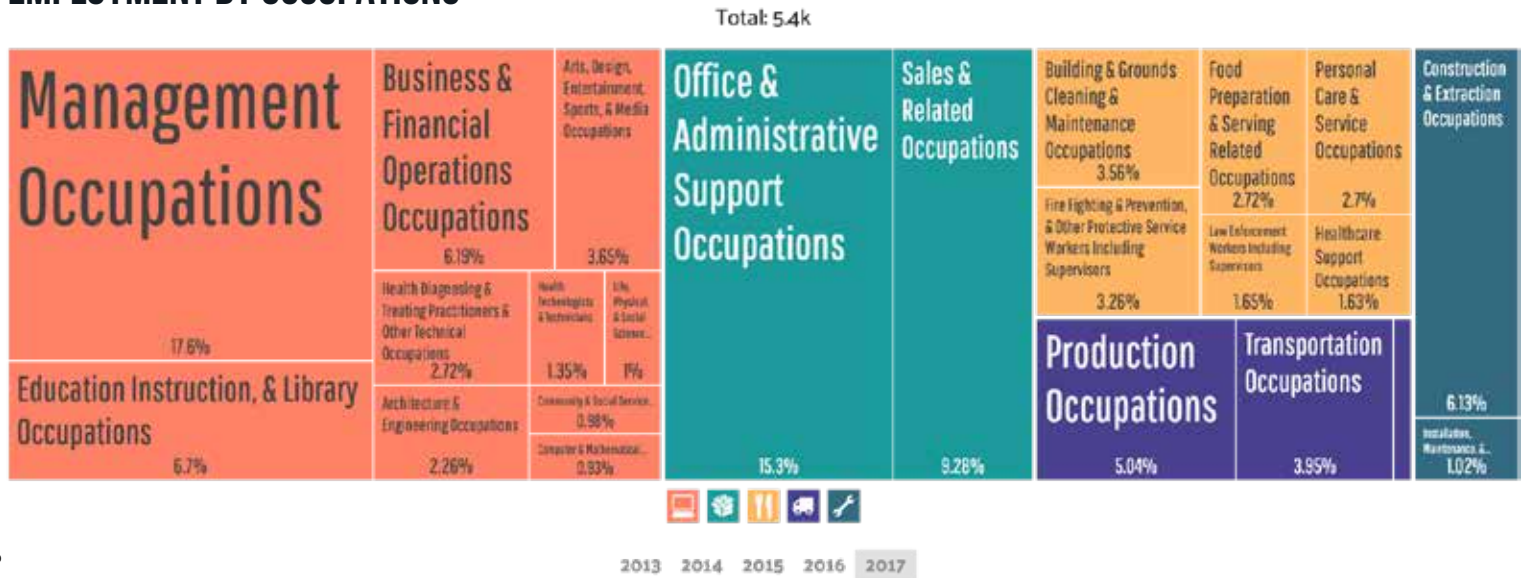
**\$274,600**

2.39% GROWTH

## MEDIAN HOUSEHOLD INCOME



## EMPLOYMENT BY OCCUPATIONS



https://datausa.io/profile/geo/oswego-il