



# FOR SALE

203 Commercial Dr.  
Yorkville, IL

## \$2,999,000

### 16,867 SF +/-

Well-maintained light industrial building situated on nearly one acre just off Route 47, a major commercial corridor offering excellent access for truck traffic and logistics operations. The property provides ample parking for employees and customers and features one truck-height dock with a leveler capable of accommodating a full semi, along with four oversized 14' x 12' drive-in doors for efficient loading and unloading.

The front office area has been upgraded and includes three private offices, a kitchen/break room, and an updated bathroom with a shower. A fire door separates the office space from the warehouse.

The warehouse offers 22-foot clear-span ceilings, and the rear portion of the building also features a 22-foot clear span, providing flexible space for manufacturing, storage, distribution, or a variety of industrial uses.

This is a rare opportunity to acquire a high-quality industrial asset with exceptional loading capabilities, modern office finishes, generous parking, and a functional layout designed to support growing businesses.

**JASON PESOLA**

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**INTEGRA**  
**COMMERCIAL**  
THE PESOLA GROUP

1960 Springbrook Square Dr #100  
Naperville, IL 60564



203 Commercial Dr, Yorkville  
PIN: 02-17-277-006 / 2025 TAXES: \$19,471.12



# PROPERTY HIGHLIGHTS

BEAUTIFUL  
LIGHT  
INDUSTRIAL

4 DRIVE-IN  
DOORS

TRUCK  
HEIGHT  
DOCK

HIGHLY  
TRAFFICKED  
TRUCK ROUTE

22'  
CLEAR SPAN

PRIME  
LOCATION  
OFF OF RT. 47

NEW HVAC UNIT & WATER HEATER | PARKING LOT SEALED IN 2025  
ROOF SEALED IN 2025 | COMPLETE UPDATE TO GENERATOR 2026

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# YORKVILLE ILLINOIS DEMOGRAPHICS

203 Commercial Dr., Yorkville, IL



2024 EST. POPULATION

**25,986**

MEDIAN HOME VALUE

**\$397,367**

2024 HOUSEHOLDS

**8,140**

MEDIAN AGE

**36.2**

50.5% MALE / 49.5% FEMALE

MEDIAN HOUSEHOLD INCOME

**\$113,726**

2024

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

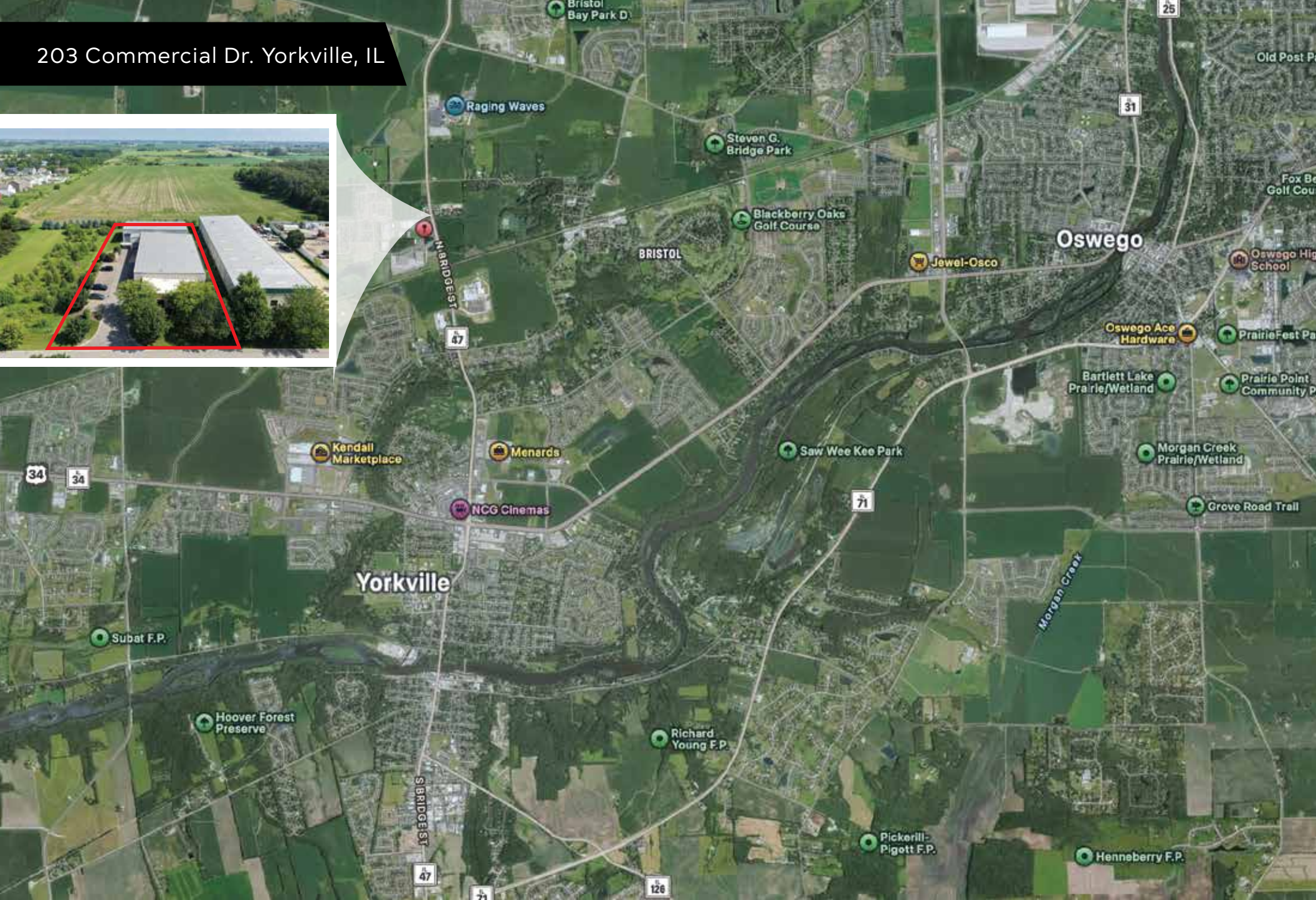
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