

FOR SALE OR LEASE

INDUSTRIAL SPACE/BUILDING

13,800 SF

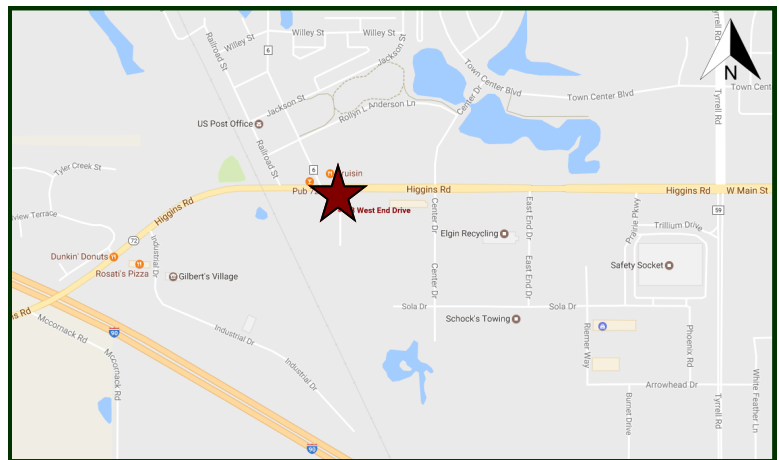
Industrial masonry building close to I-90 tollway. Warehouse has a small office, a common shop bathroom and has 21' clear span ceilings. 1st and 2nd floor office spaces are each approx. 1,730 SF, which combined includes a kitchen, 3 private bathrooms, 7 private offices, an open reception area, a large open working area, and a large conference room. 1st floor has new carpet and paint. 800 amp, 480V power. Price includes city water and sewer hookup at seller's expense. SBA financing with as little as 10% down.

PROPERTY SPECIFICATIONS

Description:	Industrial
Year Built:	1965
Building Size:	13,800 SF
Land Size:	Condo (not platted yet)
Office/Showroom:	3,456 SF (2 stories)
HVAC System:	Office AC / Furnace 2 ceiling units in warehouse
Power:	800 amps, 480V, 3 phase
Sprinklered:	No
Floor Drains:	None
Ceiling Height:	21' Warehouse
Parking:	30
Washroom(s):	4
Truck Docks:	None
Drive-in-Doors:	(1) 30x14 & (1) 10x10
Sewer/Water	Septic/Well (city water and sewer hookup at Seller's expense.)
Possession:	Negotiable
Zoning:	I1
Real Estate Taxes:	\$12,446.78 (\$1.11 psf) (2016)
CAM:	Included in Lease
Lease Term:	Negotiable
Lease Price:	\$6.14 psf Net (plus taxes)
Sale Price:	\$680,000 (\$49.28 psf)



MLS: 09635932



DIRECTIONS: From Randall go West on Route 72, West End Drive on the south side.

PIN: 02-24-301-005

January 23, 2018

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.

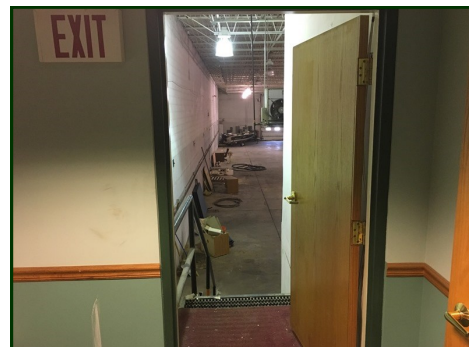
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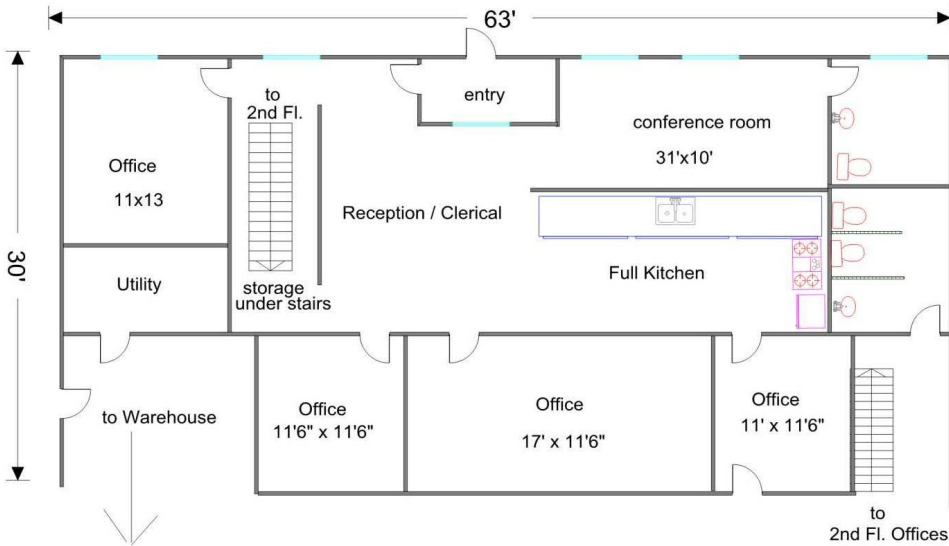
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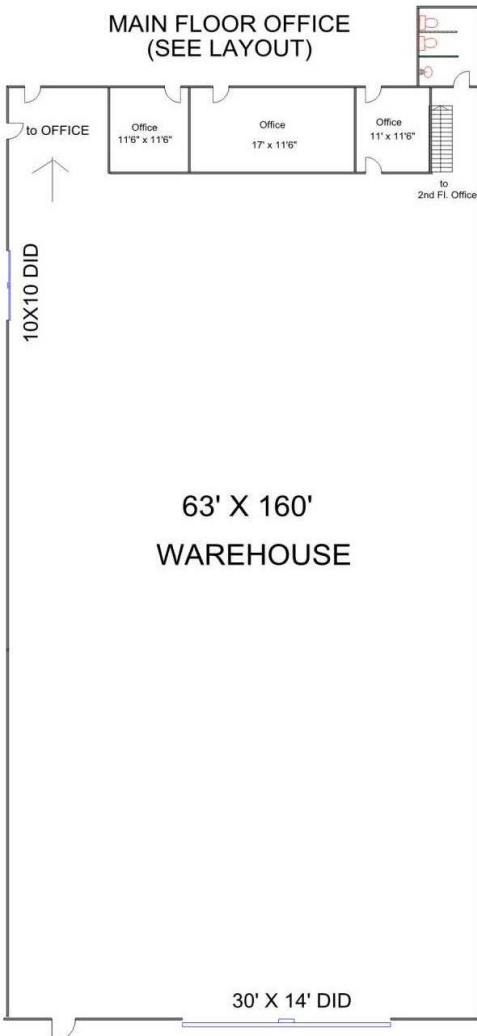
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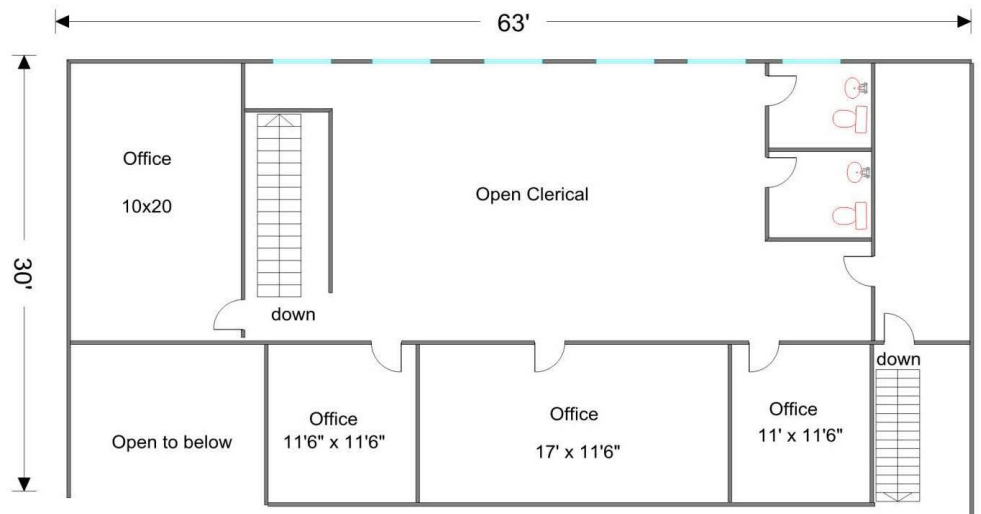
MAIN FLOOR OFFICE



MAIN FLOOR OFFICE (SEE LAYOUT)



2nd FLOOR OFFICE



All Measurements are Approximate