

FOR SALE OR LEASE

INDUSTRIAL SPACE/BUILDING

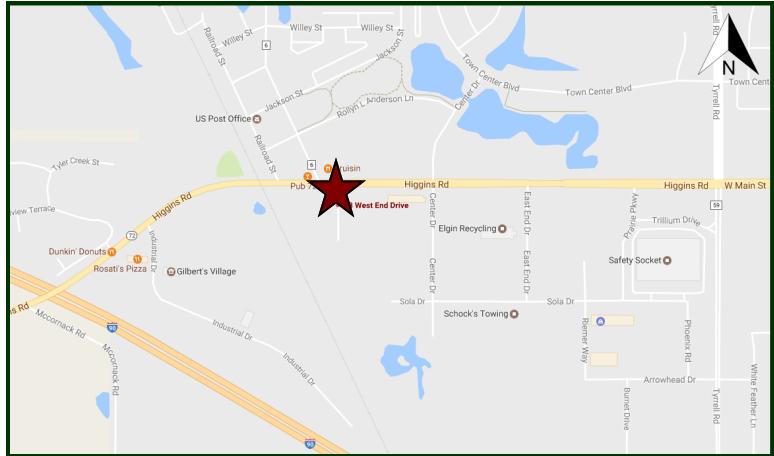
13,800 SF

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 ion the south side.

PIN: 02-24-301-005

January 23, 2018

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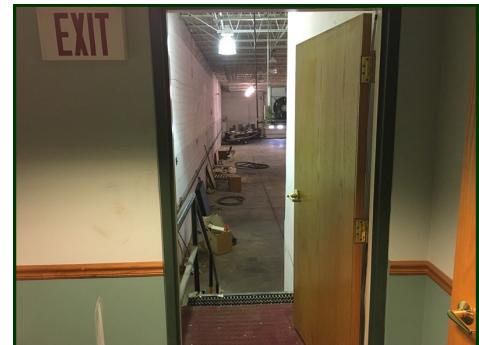
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PREMIER

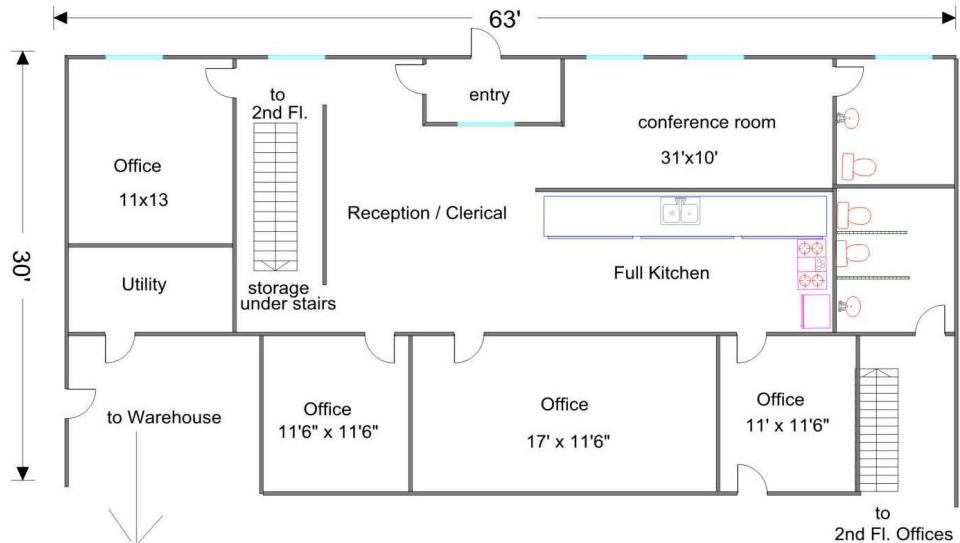
COMMERCIAL REALTY

- Industrial
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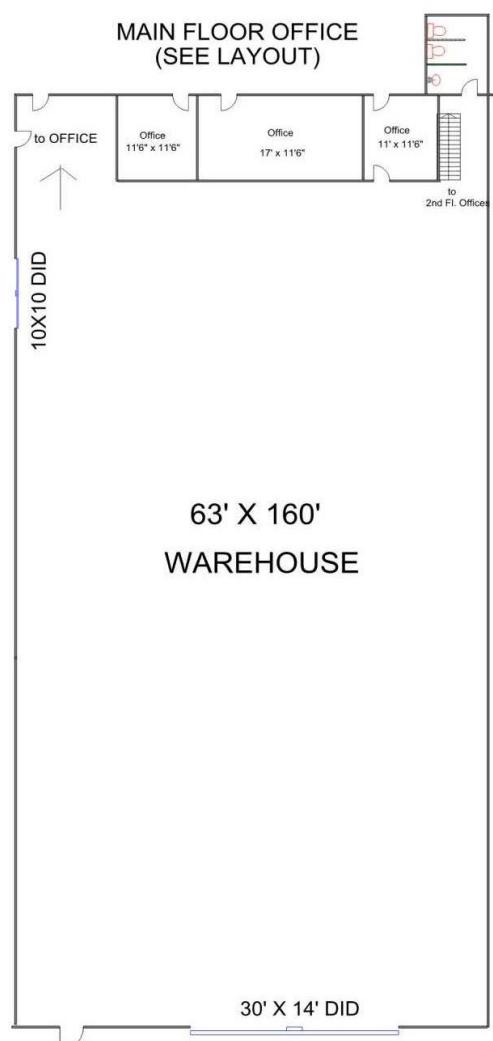
38 West End Drive
Giberts, IL 60136



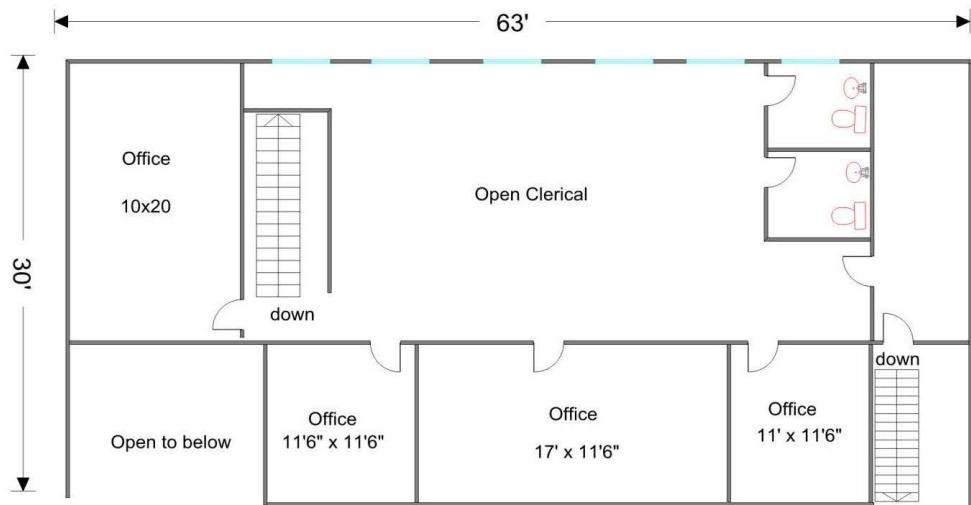
MAIN FLOOR OFFICE



MAIN FLOOR OFFICE
(SEE LAYOUT)



2nd FLOOR OFFICE



All Measurements are Approximate