

# 2503 Spring Ridge Rd, Spring Grove, IL

Available: +/- 705-7,636 SF



**UNDER NEW OWNERSHIP**

## For Lease: Industrial Warehouse & Office Space with Ample Parking

**BUILDING SIZE:** 42,511 SF

**AVAILABLE:** +/- 705-7,636 SF

Unit C2: 705 SF (Office Space)\*

Unit C: 3,576 SF (Industrial Space) – Available Dec 1<sup>st</sup>

Unit D: 1,500 SF (Office Space)\*

Unit E1-2: 1,855 SF (Office Space)\*

**YEAR BUILT:** 1996

**Ceiling:** 18'

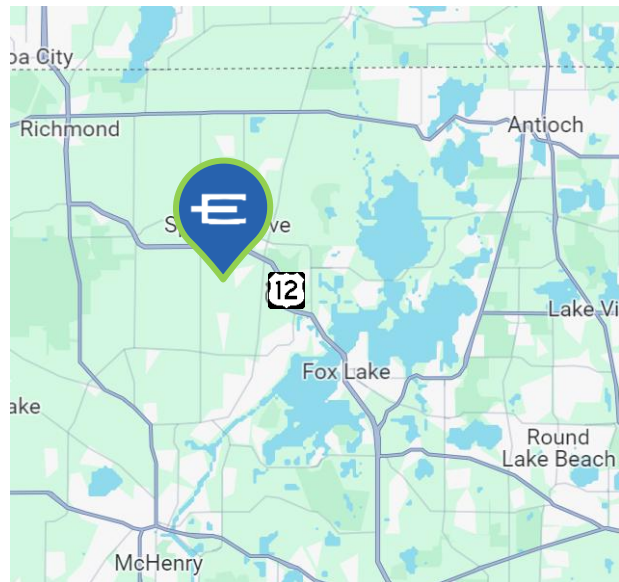
**POWER:** 800 Amps/240v 3Phase

**LOADING:** 1 Drive-In Door per unit | Shared Loading Dock

**PARKING:** Ample

**ZONING:** B2

**Lease Rate:** \$10.50 PSF MG\*



\* For office space, lease rate is \$14.00 PSF MG

**ENTRE**  
Commercial Realty LLC

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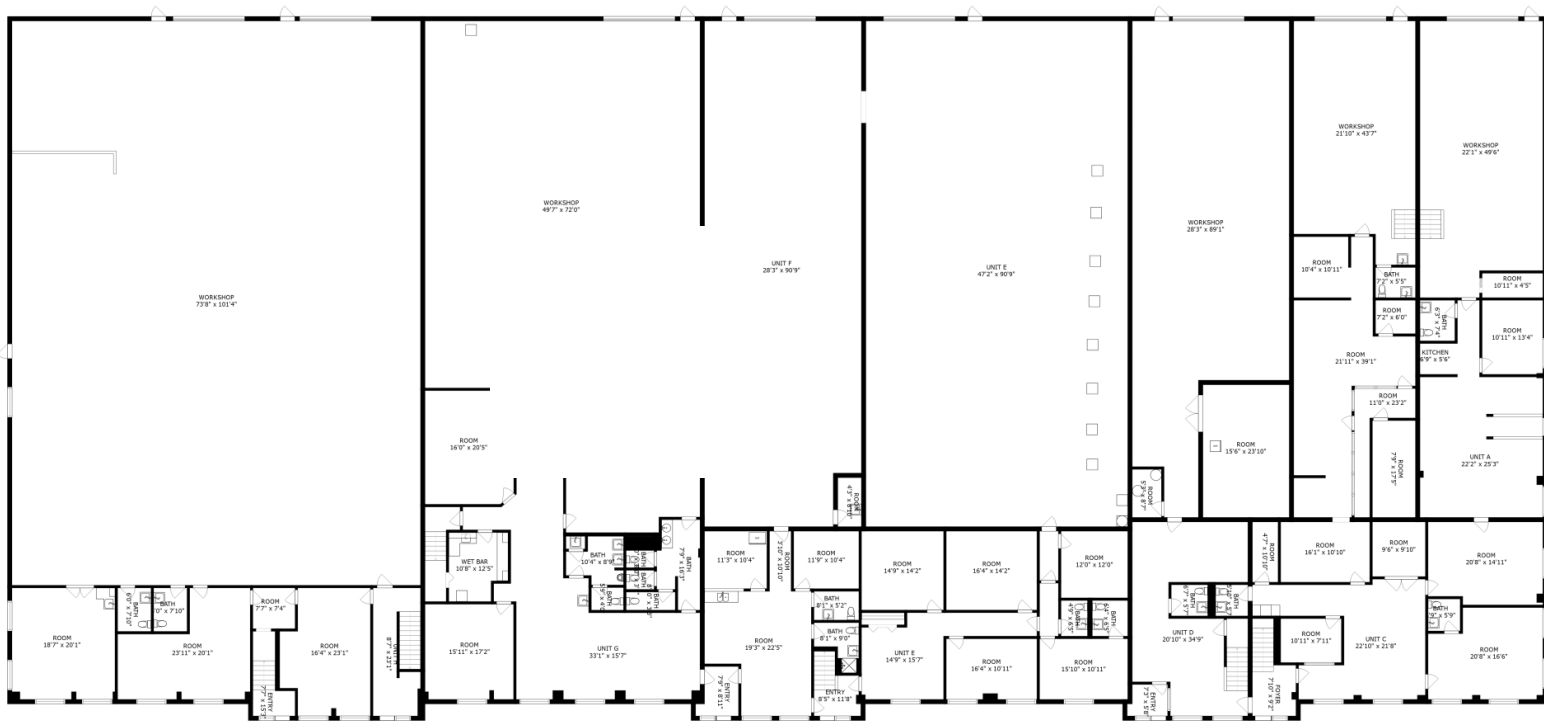
**Cory Kay**

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The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

# FLOOR PLAN



## Facility Highlights



**BALANCED OFFICE TO  
WAREHOUSE RATIO**



**AMPLE PARKING**



**HEAVY POWER  
INFRASTRUCTURE**



**ZONING  
APPROVED FOR  
MULTIPLE USES**

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# LOCAL MAP



SCAN FOR MAP VIEW



**DIRECT ACCESS  
TO IL ROUTE 12**



**STRONG LABOR  
POOL**



**TAX & BUSINESS  
FRIENDLY COUNTY**

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