

FOR LEASE

Automotive Building

- 8 Bays
- Lifts included



PROPERTY SPECIFICATIONS

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|---|--|
| Description: | Freestanding Building |
| For Lease: | 6,700 SF |
| Land Size: | .69 Acres |
| Year Built: | 1992 |
| HVAC System: | Radiant Heat in Bays plus 5 Ton Combo HVAC Unit |
| Electric: | 400 Amp 3 Phase |
| Sprinklered: | Yes |
| Washrooms: | 2 |
| Floors: | Concrete, Tile |
| Possession: | Immediate |
| Parking: | 30+ Spaces |
| Possession: | Upon Lease Execution |
| Drive-in Doors: | 8 |
| Sewer/Water: | City |
| Zoning: | B-2 PUD Special Use |
| Landscape & Snow Removal: | Tenant responsibility |
| Real Estate Taxes, Insurance, CAM & Association Fee: | \$2.85 PSF |
| Lease Price: | \$10.00 PSF |

PROPERTY OVERVIEW

- Equipment included: 7 lifts, 1 alignment & balancing equipment - tenant to maintain equipment
- 8 bays, 1 drive in door, 3 private offices
- New roof in 2020, new HVAC in 2021, new overhead door springs
- Goodyear, formerly located in this space, was doing \$1,000,000+ in sales
- Building is located at the Algonquin Town Center, next to Goodwill and the U.S. Post Office
- Other adjacent tenants include Dollar Tree, Starbucks, Corsa Clean Car Wash, Chubby's
- Signalized access, with traffic counts of over 34,000 per day
- Plenty of dedicated parking
- Permitted automotive uses under B-2 include oil change, minor automotive, and car wash/detailing
- Across the street from Jewel & Dunkin' Donuts
- **PIN: 19-35-326-031**

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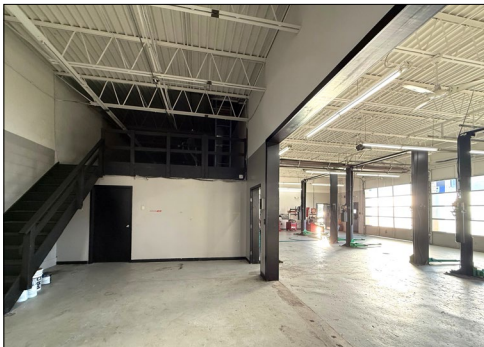
DEDICATED MONUMENT SIGN



FRONT VIEW



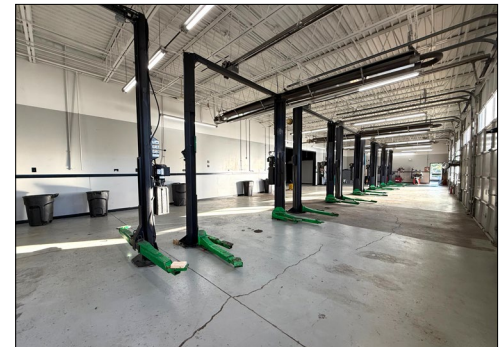
EXTERIOR STORAGE



MEZZANINE & ROOF HATCH



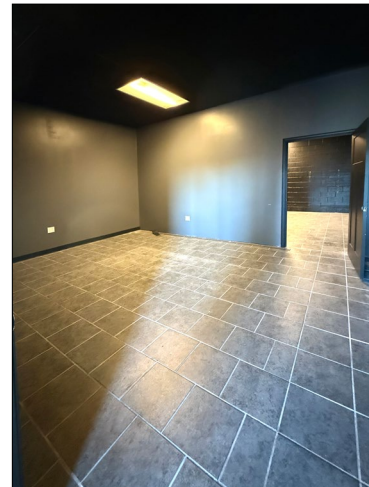
REALIGNMENT LIFT



SEVEN ROTARY LIFTS



BALANCING EQUIPMENT

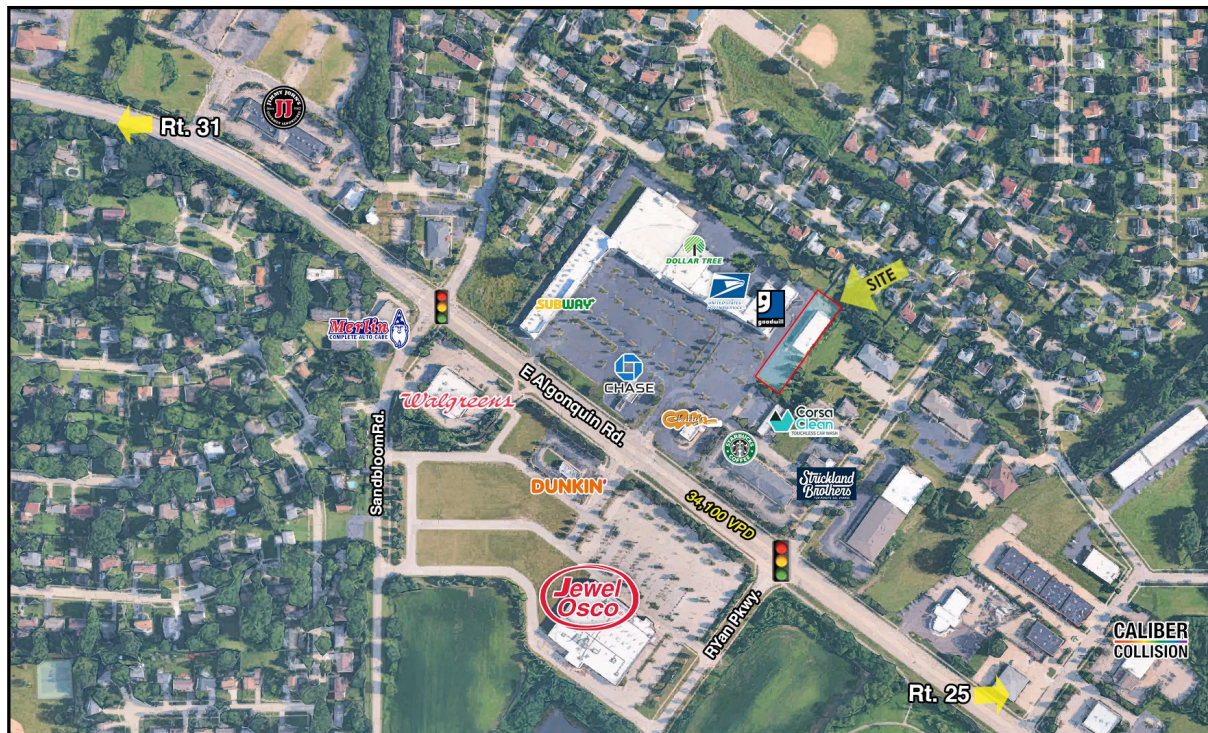


PRIVATE OFFICE SPACE

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