

DEARBORN REALTY & CONSTRUCTION

FOR LEASE

AVERILL COMMONS

204 Dearborn Ct.
Geneva IL 60134
Kane County



OVERVIEW



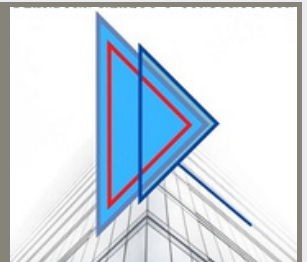
ABOUT THIS PROPERTY

Located on Dearborn Court off of Averill Road, closest intersection North Kirk Road and East State Street (Rt 38). Surrounded by many industrial parks and retail centers. Accessible to many major routes. Close Route 64, DuPage Airport, West Chicago, St. Charles, and much more.

CONTACT

 Oscar  (630) 439-4676  oscar@chuckandleo.com

 Dearborn Office | 968 W. Lake St., Roselle IL | (630) 894-1277



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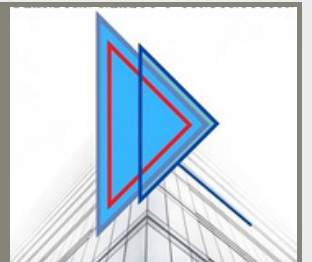
UNIT 118 | 1500 SQFT



CONTACT

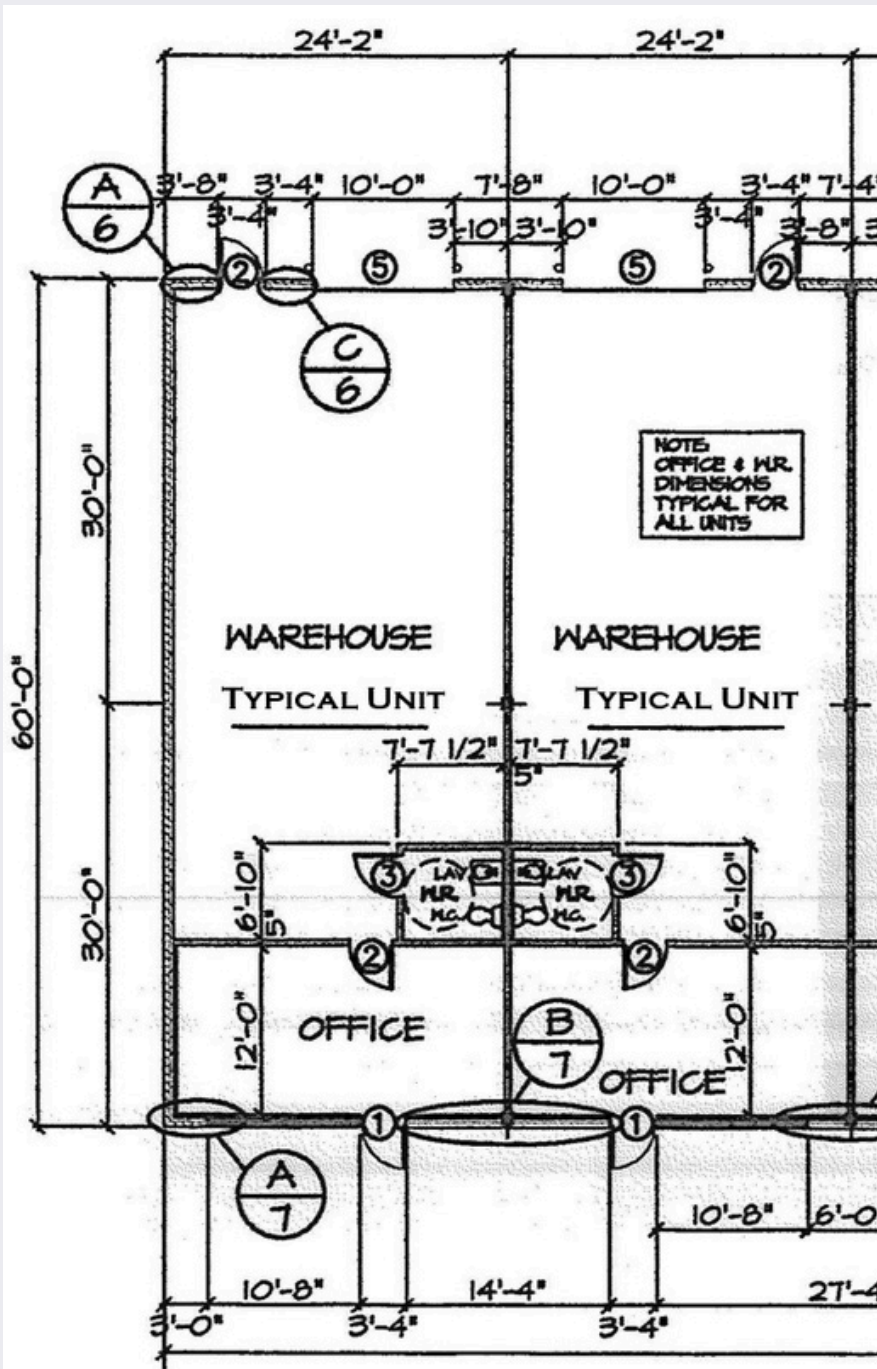
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TYPICAL LAYOUTS



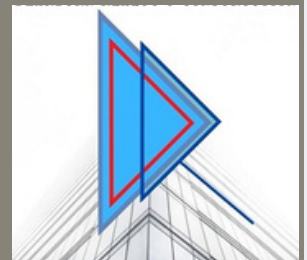
UNIT DETAILS

- 14FT CEILING CLEARANCE.
- 10X12 GARAGE DOOR.
- 100 AMP ELECTRICAL 3 PHASE
- GAS HEATER IN WAREHOUSE.
- ELECTRIC HEATER/AC IN OFFICE SPACE.

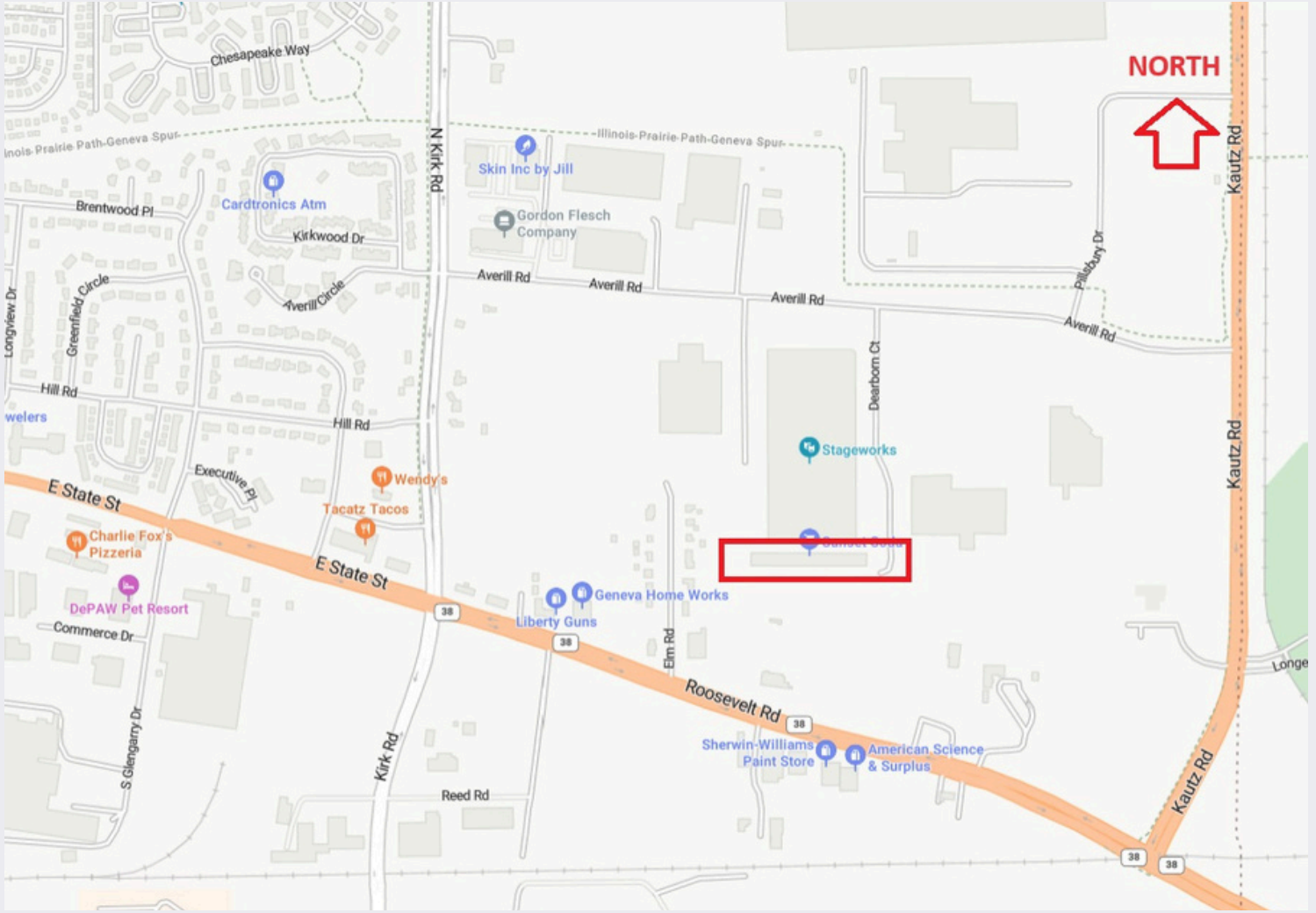
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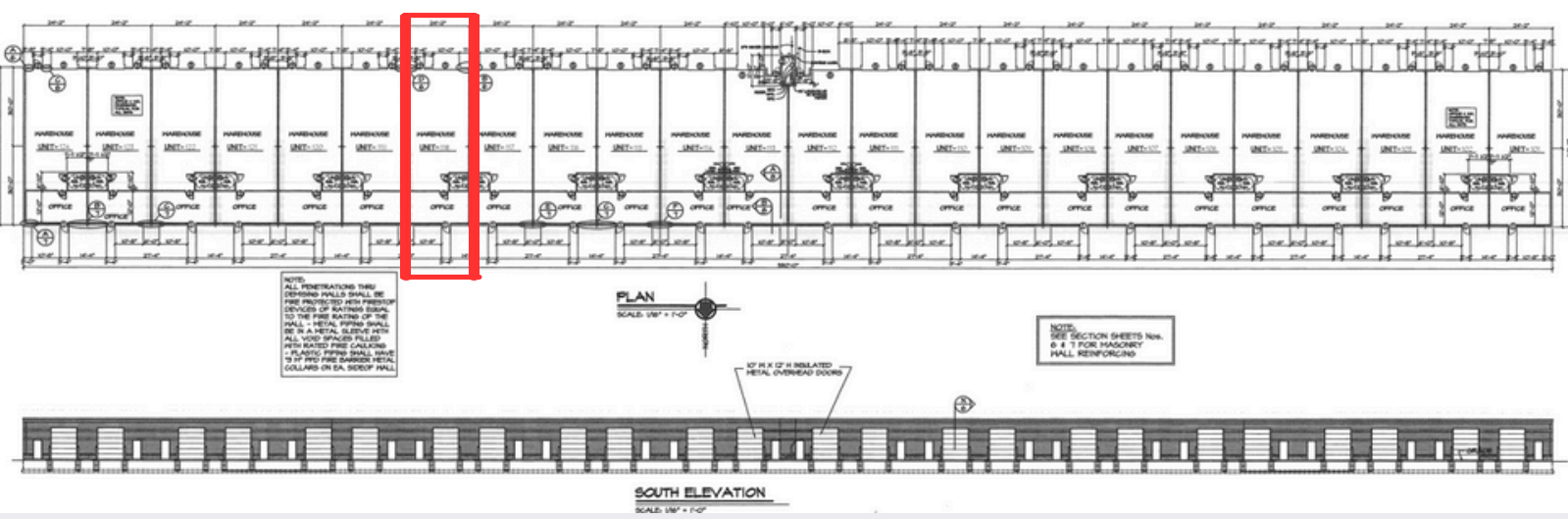
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DEARBORN REALTY & CONSTRUCTION



NORTH



NOTE:
ALL PENETRATIONS THRU
DEFORMED WALLS SHALL BE
FIRE PROTECTED WITH FIRESTOP
DEVICES OF RATING EQUAL
TO THE RATING OF THE
WALL - METAL FINISH SHALL
BE IN A METAL SLEEVE WITH
ALL VOID SPACES FILLED
WITH RAISED FIBER CALKING
PLASTIC FINISH SHALL HAVE
3\"/>

PLAN
SCALE: 1/8\"/>

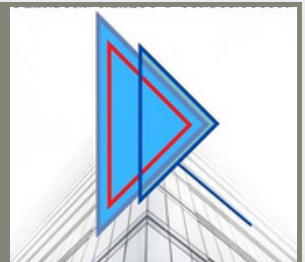
NOTE:
SEE SECTION SHEETS Nos.
0-4-7 FOR MASONRY
WALL REINFORCING

SOUTH ELEVATION
SCALE: 1/8\"/>

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PROPERTY INFORMATION

Center Size: 36,000 sq.ft.

Parking: 95 spaces

Units: 24 (sprinkled building)

Year Built: 2007

Zoning: I-1 (check with Village if business is allowed)

LEASING AND PRICING

Our leases are Triple Net. Contact us to get information on Base Rent and NNN per square foot. Security Deposit is 2x Base Rent. Tenant is responsible for utilities such as electric and gas. Water and Garbage service is included in CAM.

ABOUT US

Self-managed property developers. Responsive to property issues and tenant matters. We have other leasing opportunities for retail space, office space, office warehouse (also available to purchase), and land for sale. Areas of our other properties are in: Schaumburg, Roselle, Hoffman Estates, Elk Grove, Carol Stream, Geneva, Elgin, and Round Lake.



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