

DEARBORN REALTY & CONSTRUCTION

FOR LEASE

CRISPIN COMMONS

1330 Crispin Dr.
Elgin IL 60123
Kane County



OVERVIEW

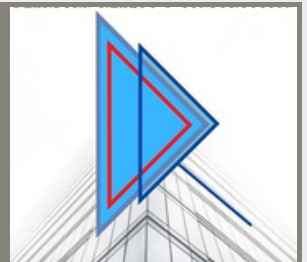


ABOUT THIS PROPERTY

Located on Crispin Road east from South McLean Blvd. Within 1 mile south from Route 20, surrounded by many industrial parks. Accessible to many major routes. 40 miles northwest of Chicago, the towns of Elgin and Dundee sit along the Fox River in northern Illinois. Separating the adjacent towns to the north and south, Interstate 90 runs directly into downtown Chicago.

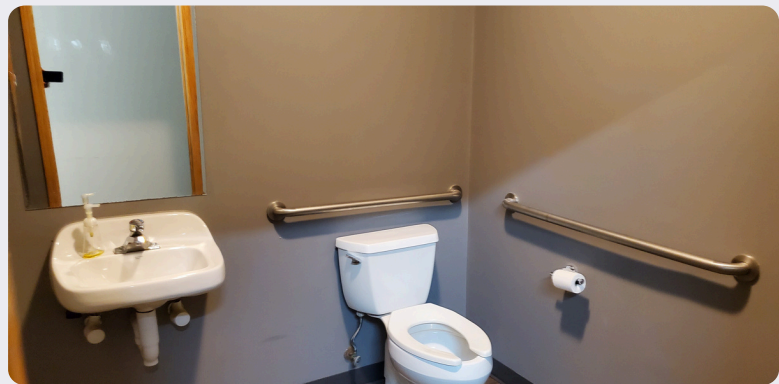
CONTACT

 Oscar  (630) 439-4676  oscar@chuckandleo.com
 Dearborn Office | 968 W. Lake St., Roselle IL | (630) 894-1277



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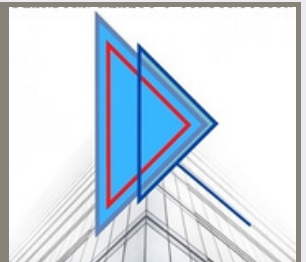
UNIT 216 | 1500 SQFT



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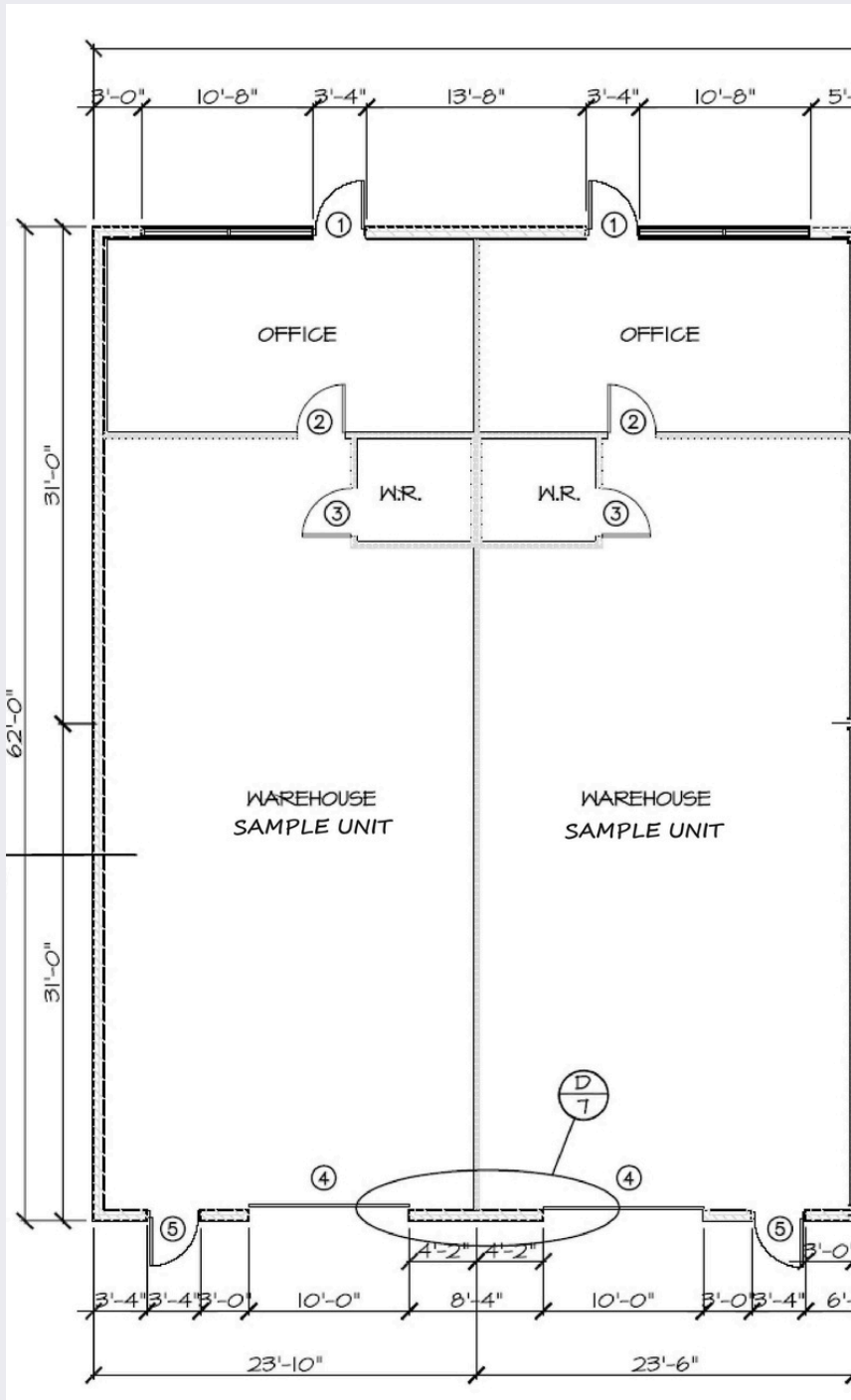
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1500 SQFT: TYPICAL LAYOUT



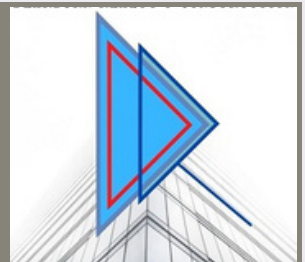
UNIT DETAILS

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

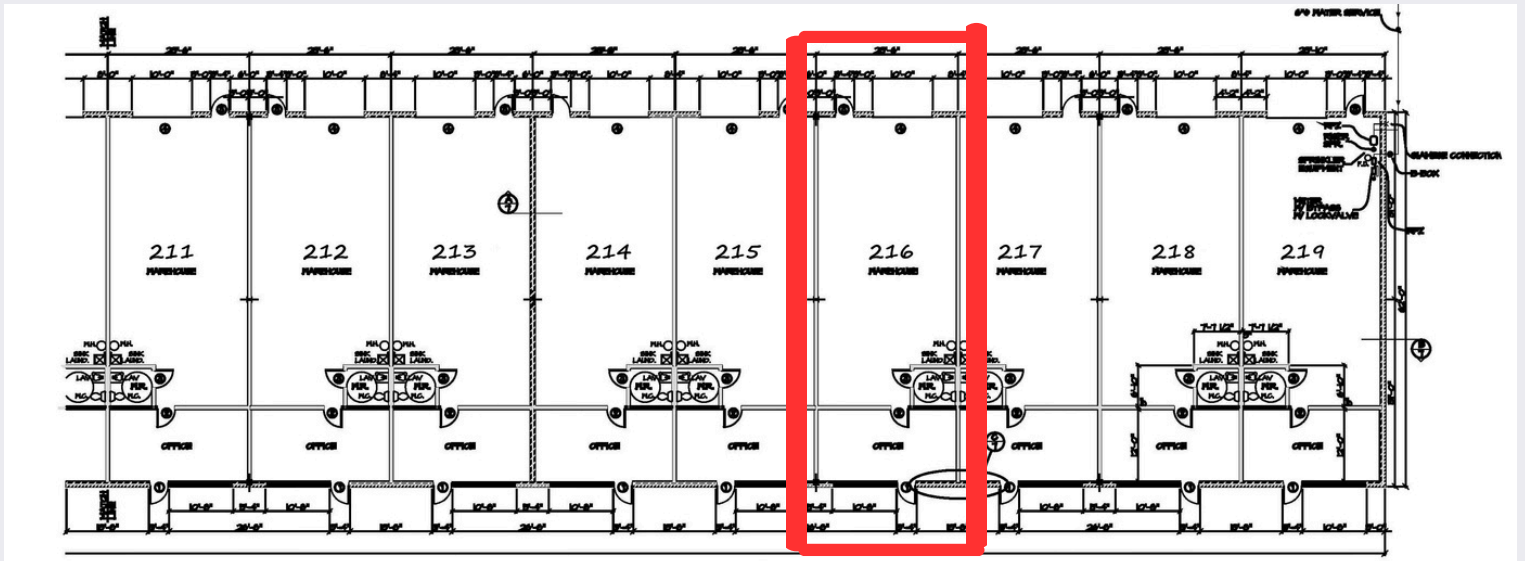
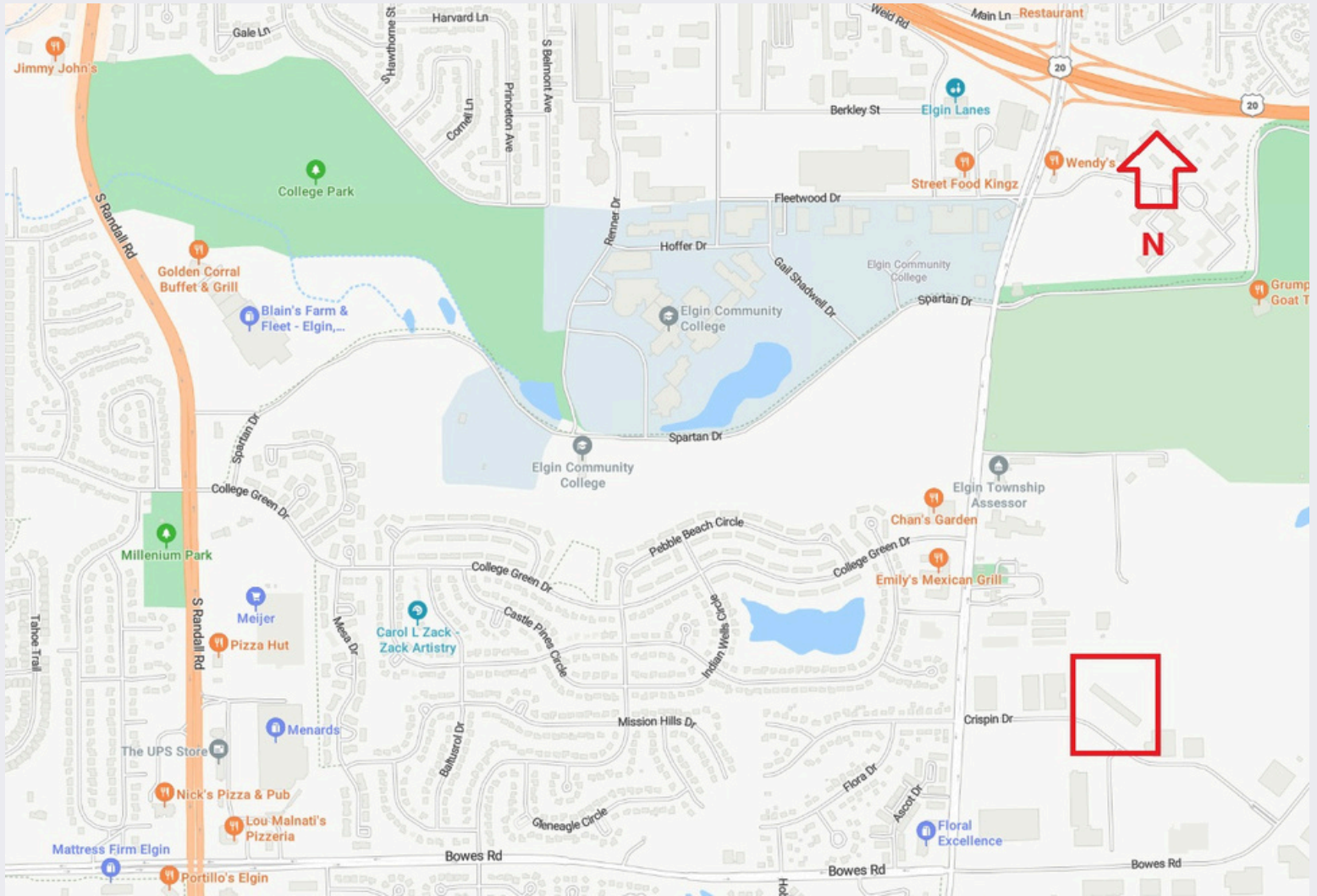
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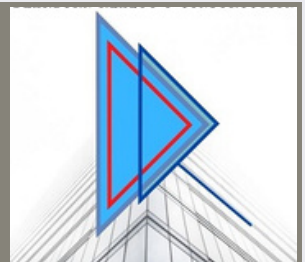
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PROPERTY INFORMATION

Building Size: 28,500 sq.ft.

Parking: 95 spaces

Units: 19 (sprinkled building)

Year Built: 2008

Zoning: G-1 (check with Elgin 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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