

695 Sundown Road & Martin Road, South Elgin, IL 60177

FLEX-INDUSTRIAL SPACE FOR LEASE

651 Martin Road - 3,200 sf Available Now!



SIZE:

Total Building: 17,600 SF

ADDRESS:

651 Martin Drive, South Elgin, IL 60177

ZONING:

L-1

SUMMARY:

Multi-Tenant Flex Industrial Building w/Clear Span Units Available For Lease. One Unit Now Available: Unit D; 3,200 SF.

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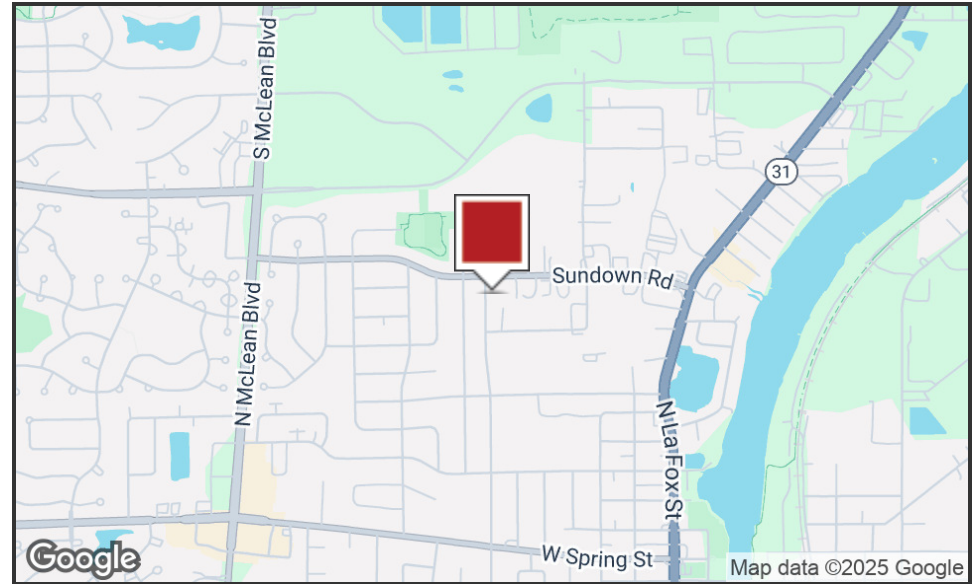
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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Building Size:	17,600 SF
Available SF:	3,200 SF
651 Martin Road; Unit D-3,200 sf:	Available Now!
Year Built:	1988
Lease Rate:	\$4,267.00 per month gross

PROPERTY OVERVIEW

Multi-Tenant Flex Industrial Building w/Clear Span Units Available For Lease. One Unit Now Available: Unit D 3,200 SF.

PROPERTY HIGHLIGHTS

- Offices Recently Updated
- Convenient Access to I-90 via Rt. 31 and the Elgin-O'Hare Expressway
- Each Unit Offers Private Loading Dock & 12' x 14' Drive-in-Door!
- 200 Amps 120/240 Volt 3 phase
- Ceiling Height: 20'
- Parking: 23 Surface Spaces
- Fully Sprinklered

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Additional Photos



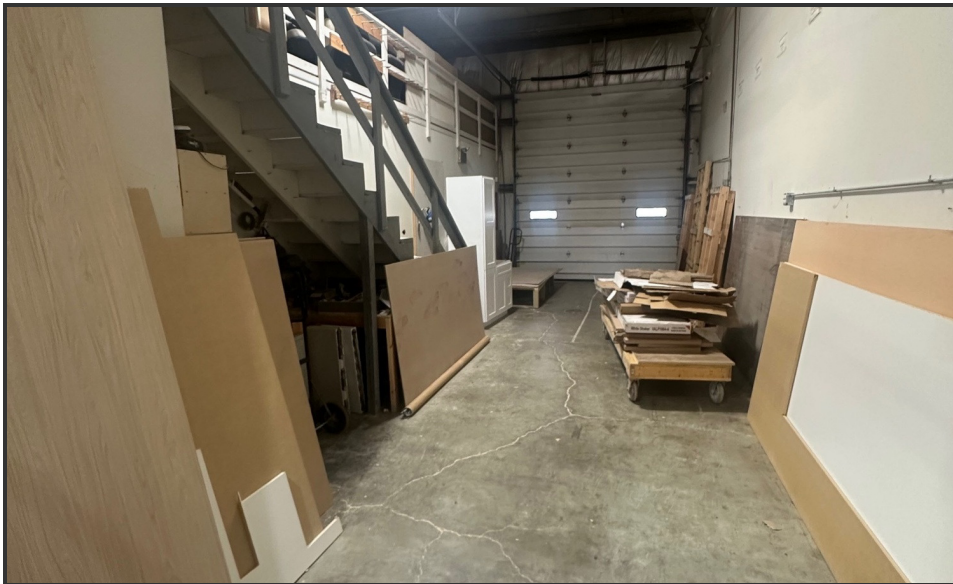
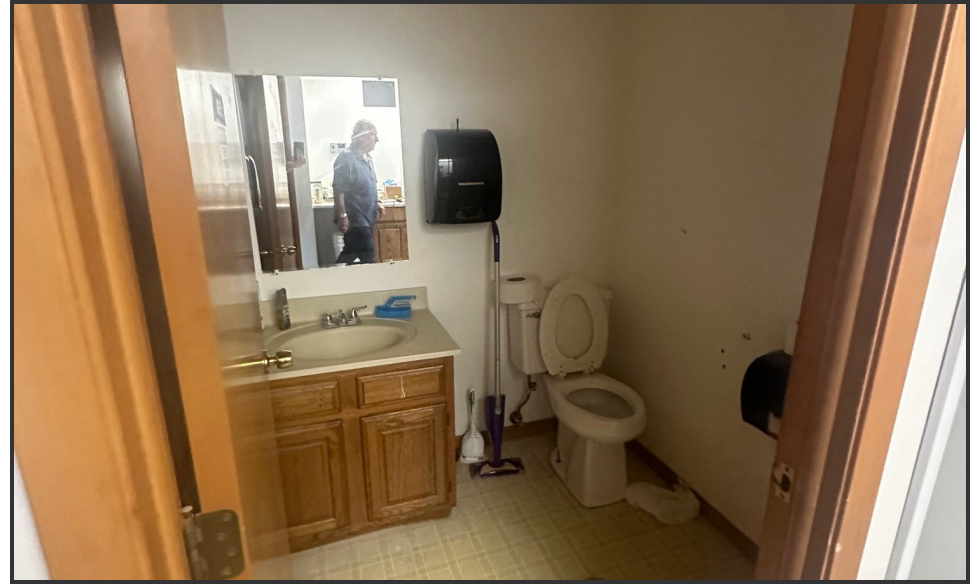
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Location Map



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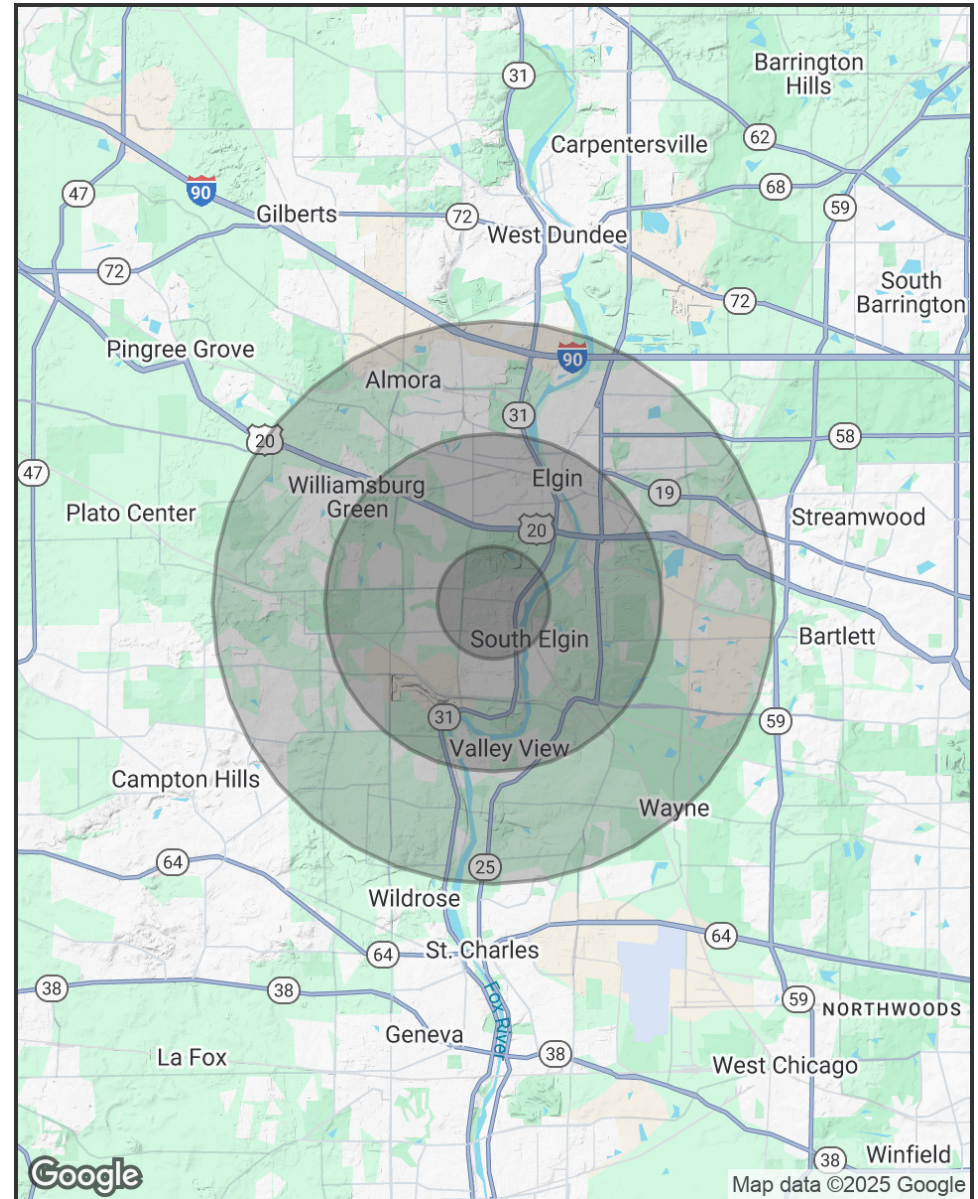
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,393	80,700	166,368
Average Age	38.8	37.3	38.5
Average Age (Male)	34.5	37.0	37.6
Average Age (Female)	39.6	37.3	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,219	27,722	57,988
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$89,352	\$91,353	\$99,806
Average House Value	\$214,529	\$226,531	\$247,699

* Demographic data derived from 2020 ACS - US Census



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