



**BROWN**  
COMMERCIAL GROUP, INC.

# 24,490 SF on 5.42 Acre Fenced Site

Industrial Property For Sale / Lease

301 RAMONA AVENUE, ELGIN, IL 60120

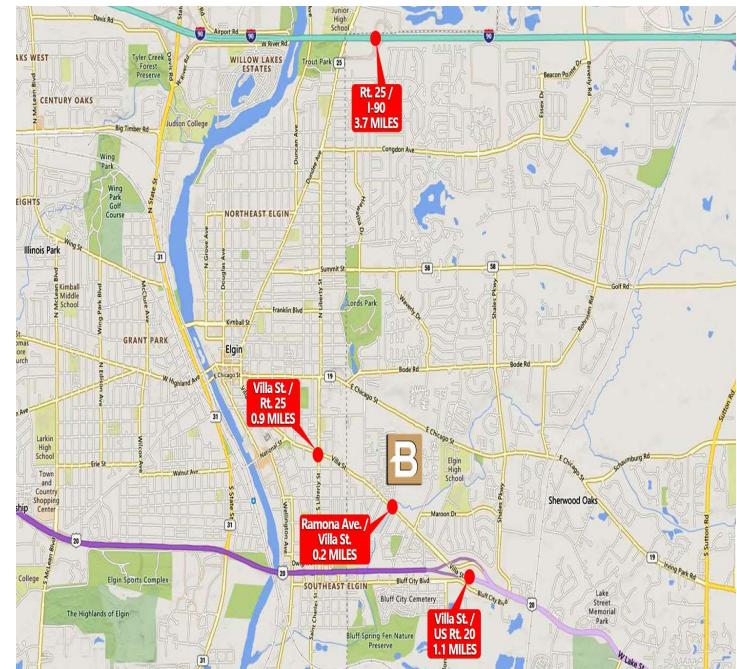


## LOCATION DESCRIPTION

Industrial site on Elgin's east side.

## PROPERTY OVERVIEW

- Rare 5.42 Acre Fenced Site with 2 Industrial Buildings
- Building 1: 17,345 SF Free-Standing Building
- Building 2: 7,145 SF Free-Standing Building
- 4 Drive-in Doors (14' x 14')
- 16'9" Clear Ceilings
- 8,805 SF Office Space in Building 1 - can demise offices to suit larger warehouse space needs
- 6B Potential
- Ideal property for contractors, material handlers, trucking-transportation, landscapers, garden nurseries, etc.
- Property Taxes: \$70,856.05
- Lease Rate: Subject To Offer
- Sale Price: \$2,600,000



**DAN BROWN, SIOR**

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No warranties or representations are made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice.

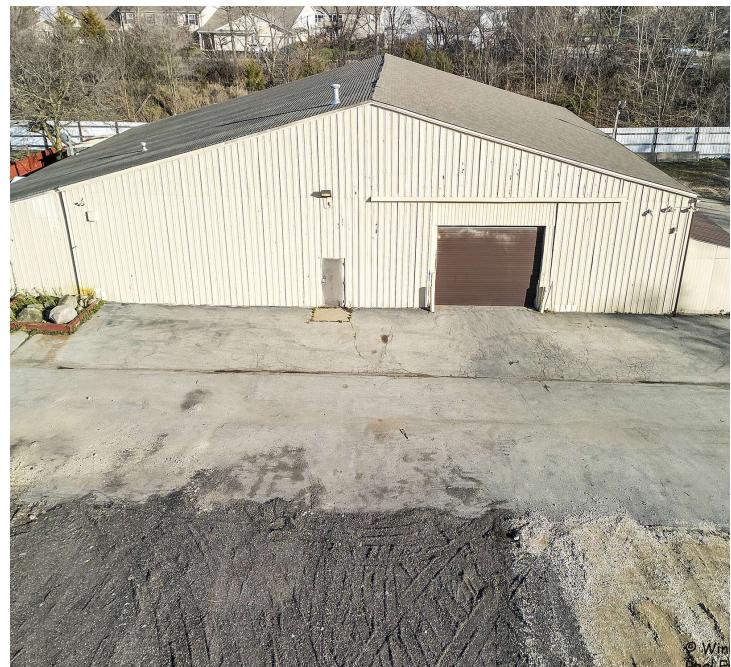


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