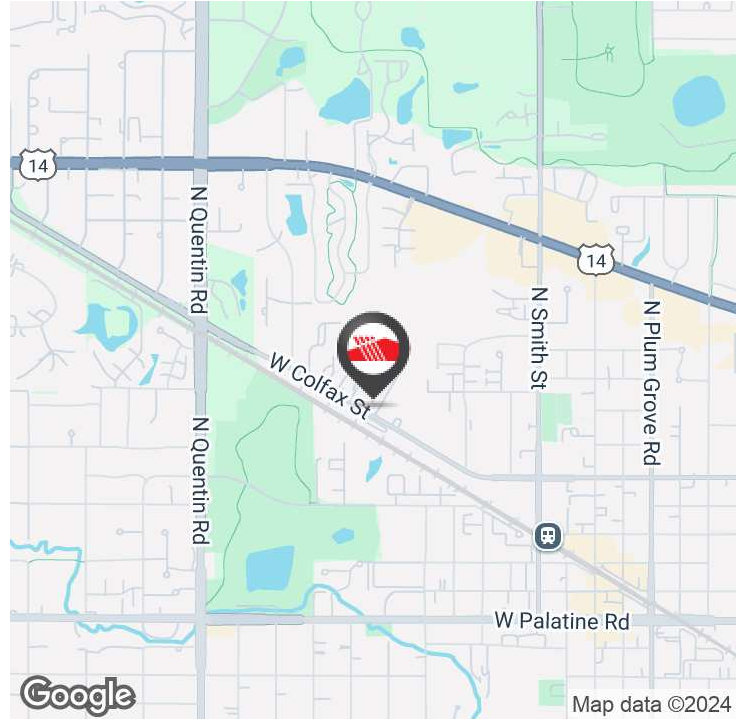




## 542-544 Colfax Units

540-544 Colfax Street, Palatine, IL 60067



### OFFERING SUMMARY

Available SF:	1,660 SF in each
Lease Rate:	\$1,600.00 per month (MG)
Building Size:	26,000 SF
Ceiling Height:	15' clear
Loading:	1 Drive-in-door per unit (16' x 14')
Office Space:	Minimal

### PROPERTY OVERVIEW

Small industrial unit with Colfax exposure. Signage available. Very large drive-in-door (16' x 14') with high ceilings for small industrial units. Perfect starter space for storage or manufacturing or contractor uses. NO AUTOMOTIVE USES PLEASE. Village of Palatine M- Manufacturing zoning. Additional rent of approximately \$50 per month (water + disposal) plus grounds clean up and snow removal (varies but approximately \$200 per year) with current tax stop.

### PROPERTY HIGHLIGHTS

- Private Drive-in-door: 16' x 14'
- Hard to find small, industrial spaces
- High ceilings: 15' high
- Village of Palatine: M-zoning

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
542 Colfax Street - Unit 2	\$1,600 per month	1,660 SF
544 Colfax Street - Unit 1	\$1,600 per month	1,665 SF

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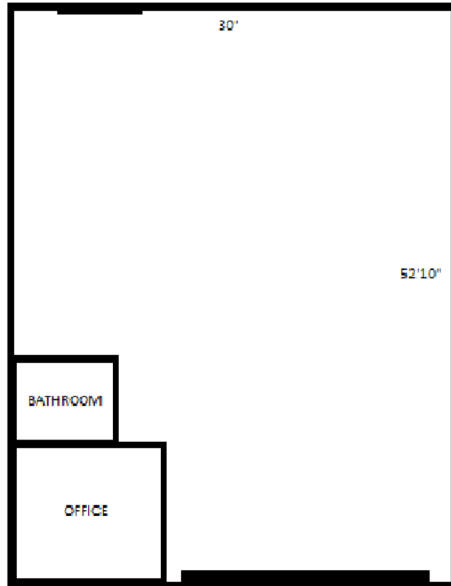
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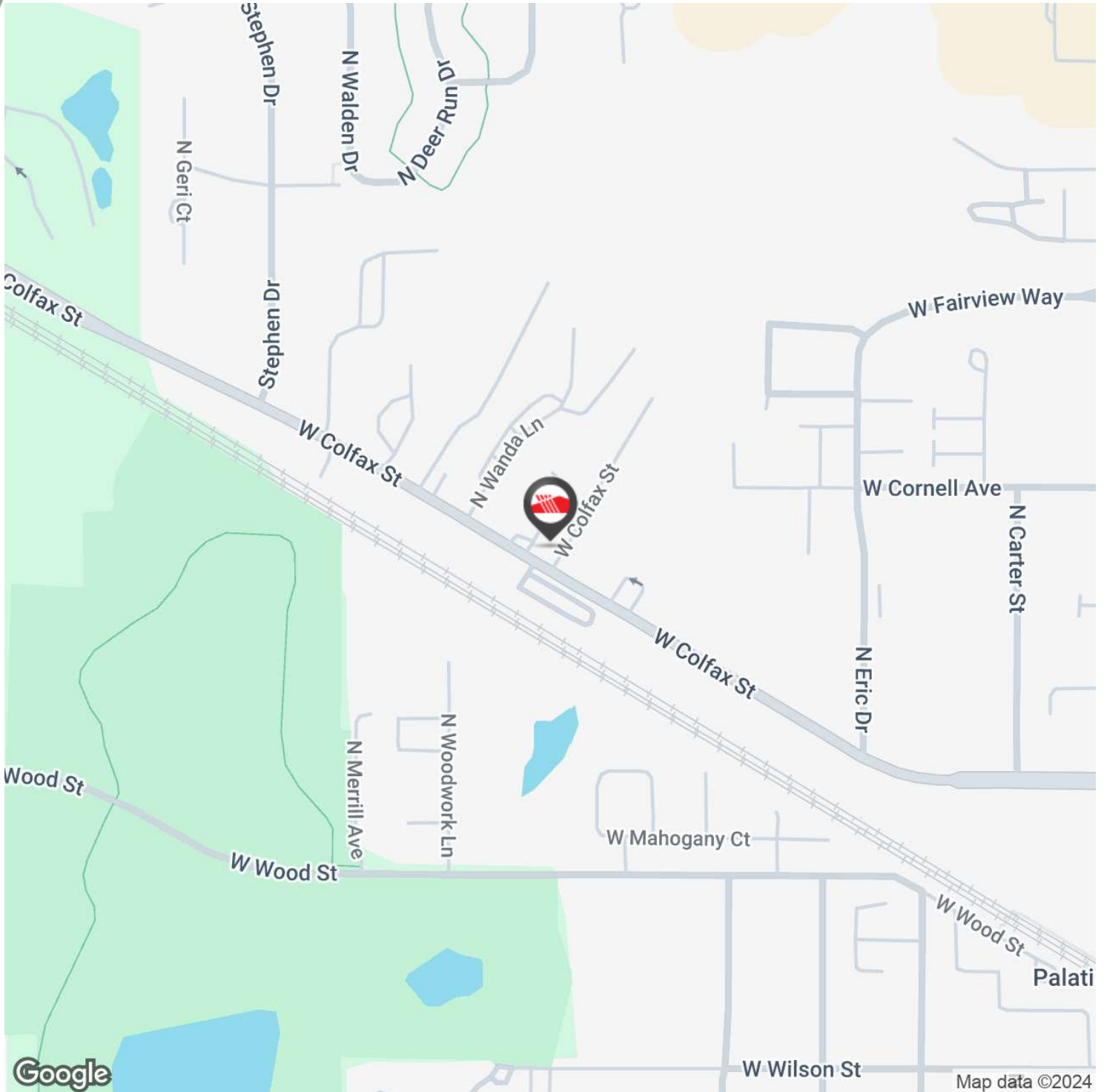
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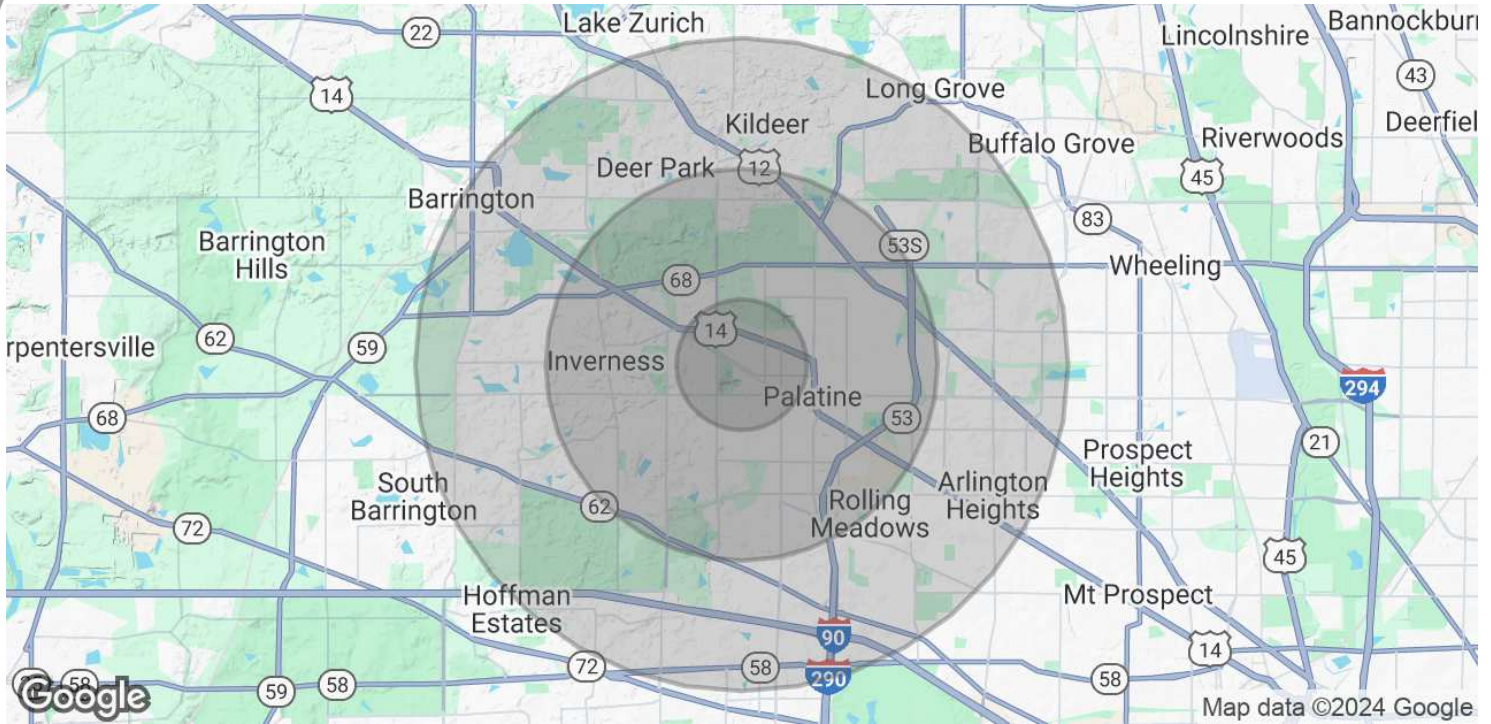
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# 542-544 Colfax Units

540-544 Colfax Street, Palatine, IL 60067



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,413	88,780	206,839
Average Age	44	42	42
Average Age (Male)	43	41	41
Average Age (Female)	45	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,761	35,696	81,878
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$157,597	\$148,350	\$152,702
Average House Value	\$432,434	\$426,570	\$447,291

Demographics data derived from AlphaMap

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