



**BROWN**  
COMMERCIAL GROUP, INC.

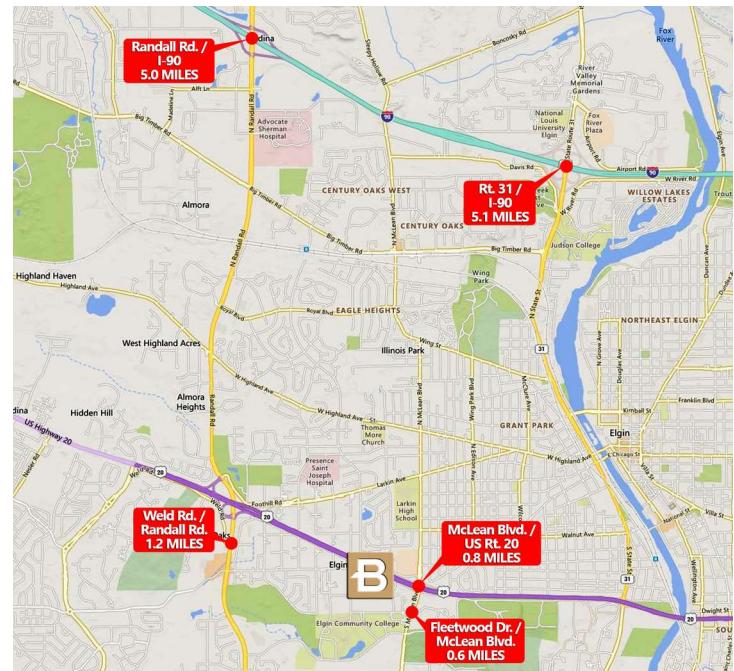
# 16,940 SF Industrial Property For Sale

1725 WELD RD., ELGIN, IL 60123



## PROPERTY OVERVIEW

- 16,940 SF Building
- 2,000 SF Office Space
- 20' Clear Height
- Four 9'x10' Docks w/Levelers
- One 16'x16' Electric, Insulated Drive-in Door
- 600 Amp, 480 Volt Electric Service
- 300 Amp, 480 Volt Backup Generator System
- Fully Fenced and Gated Outside Storage Yard
- Yard and Building set up w/LED security lights and a web based accessible camera system
- 15-20 dedicated parking spots in front lot
- Sale Price: Subject to Offer



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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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## ADDITIONAL INFORMATION

- Fully Sprinklered Building
- 6" Water Service into the building with a 6" backflow preventor
- Recent Improvements: all new asphalt in 2023, seal coating in 2024, steel roof (complete tear-off) replaced in 2017
- One 6'x10' Oil Spill Containment Room w/Spill Containment Tank
- Lube Oil System w/Two Dispensing Locations, Four 350 Gallon Oil Tanks w/Air Operated Pumping System
- Piped Compressed Air Delivery System: 1 Ingersoll Rand T30 Air Compressor; 1 480 Volt Garner Denver Continuous Run Air Compressor
- On Site Fuel Distribution Center on a poured concrete pad w/steel bollards surrounding it: 1-2000 gallon double walled off road diesel tank w/pumps; 1-700 gallon double walled on road diesel / 300 gasoline tank w/pumps
- High visibility on US Rt. 20. Easy ingress/egress on Weld Rd., ideal for customer access, delivery truck maneuverability, and clear signage visibility
- Equipment yard for machinery and truck storage



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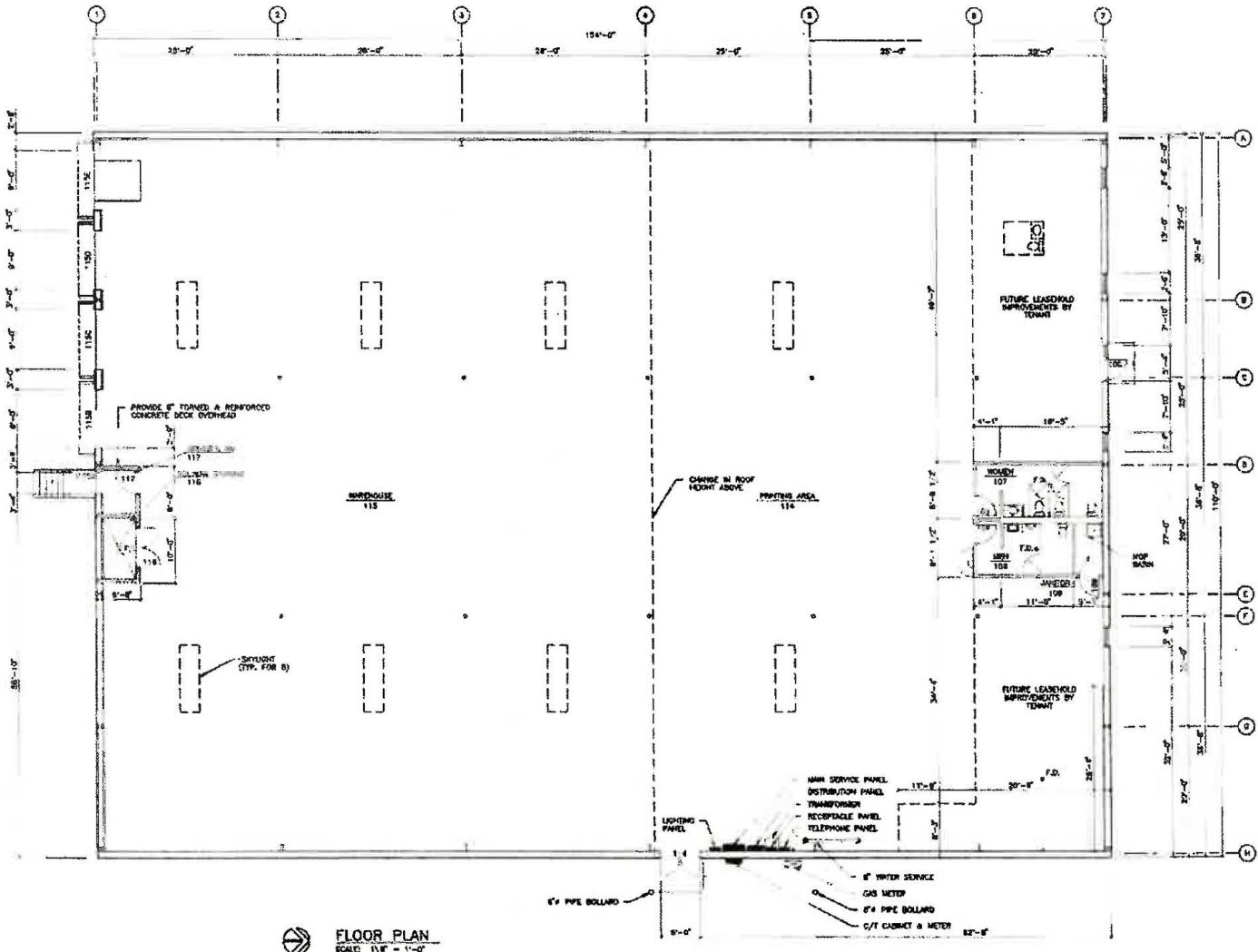
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