

130 Prairie Lake Rd, Unit D  
East Dundee, IL

ENTRE  
Commercial Realty LLC

# For Lease

AVAILABLE: 15,012 SF

AVAILABLE SIZE:	15,012 SF
LAND AREA:	3.95 ACRES
OFFICE:	2,500 SF
CONSTRUCTION:	PRECAST
PARKING:	1.20/1,000 SF
YEAR BUILT:	2007
CEILING HEIGHT:	20'
POWER:	(2) 200 AMPS/480 VOLTS 3P
LOADING:	1 DID (12'X14') 1 EXT DOCK
SPRINKLERED:	YES
RE TAXES:	1.74 PSF
CAM:	1.30 PSF
LEASE RATE:	\$9.00 PSF NNN



End Cap Unit in  
High Image  
Business Park



Kane  
County  
Taxes



Close  
Proximity  
to I-90



Located  
within an  
Opportunity  
Zone

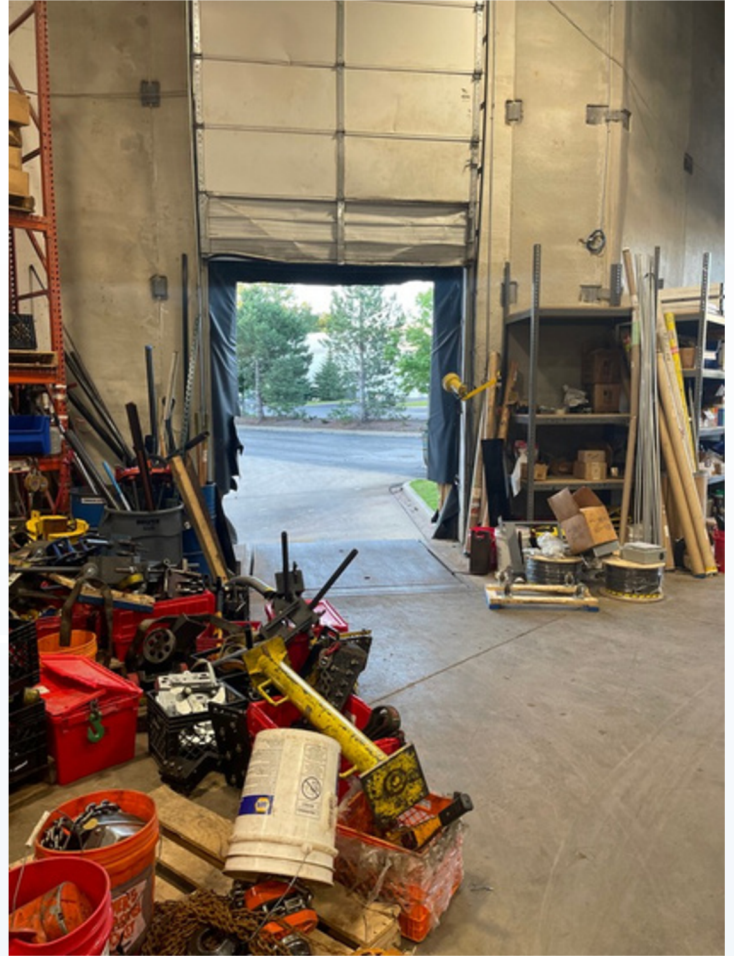
## Presented By:

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 entreccommercial.com

The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

# Photos



## Unit Highlights:



6 Executive Offices,  
Conference Room  
& Breakroom



High  
Clear Height



End Cap  
Unit



Private Ext Dock  
& Drive-In Door



Located in High  
Image Business  
Park

**ENTRE**  
Commercial Realty LLC

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4 Mile to I-90 Interstate

# Location

**130 Prairie Lake Rd,  
Unit D**  
East Dundee, IL



**LOW KANE  
COUNTY  
TAXES**



**25 MILES  
FROM  
O'HARE  
INTL  
AIRPORT**



**CLOSE  
PROXIMITY  
TO I-90**



## Kane County

Located in the western suburbs of the Chicago metropolitan area, Kane County offers strategic access to major highways, rail lines, and regional airports while maintaining room for business expansion. With a diverse economic base, growing workforce, and strong municipal support, the region provides an ideal environment for innovation, investment, and sustained growth.

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