

FOR LEASE

**800 Dundee Ave. (Route 25)
East Dundee, IL**

PLOTE PROPERTIES

Adam Neisendorf
(847) 428-1000 ext. 228
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- Lot Size:** 6.18 acres
- SQFT:** 29,963 SQFT + 1,500 SQFT mezzanine storage area
- Rate:** \$9.95 per SQFT NNN (Triple Net)
\$2.56 per SQFT 2023 Taxes + \$1.25 per SQFT CAM/Insurance Estimate
- Divisible:** The building is divisible into smaller Leasable Units:
Unit A – Approximately 18,000 SQFT
Unit B and C – Approximately 12,000 SQFT combined
- Zoning:** B-4 Automotive Service Business District
Ownership is open to other uses such as equipment sales, equipment rental, truck dealerships, RV dealerships, trailers sales, automotive repair, and collision repair. **Ownership is also open to Industrial Uses for the property.**
- Parking:** Approximately 275 vehicle parking spaces + 0.5 acre gravel storage yard
- Power:** 1,200 AMPS of 277/480V - 3 phase
- Features:** Steel & Masonry Construction, Security Alarm, Fire Alarm, and Fire Sprinkler
- Age:** Built in 1990, renovated in 2016. New Roof November 2014
- Location:** Located on IL Route 25 (Dundee Ave) in East Dundee, IL, Kane County
1.5 miles from the full interchange at I-90 and Rt 25.
25 minutes to O'Hare Airport via I-90

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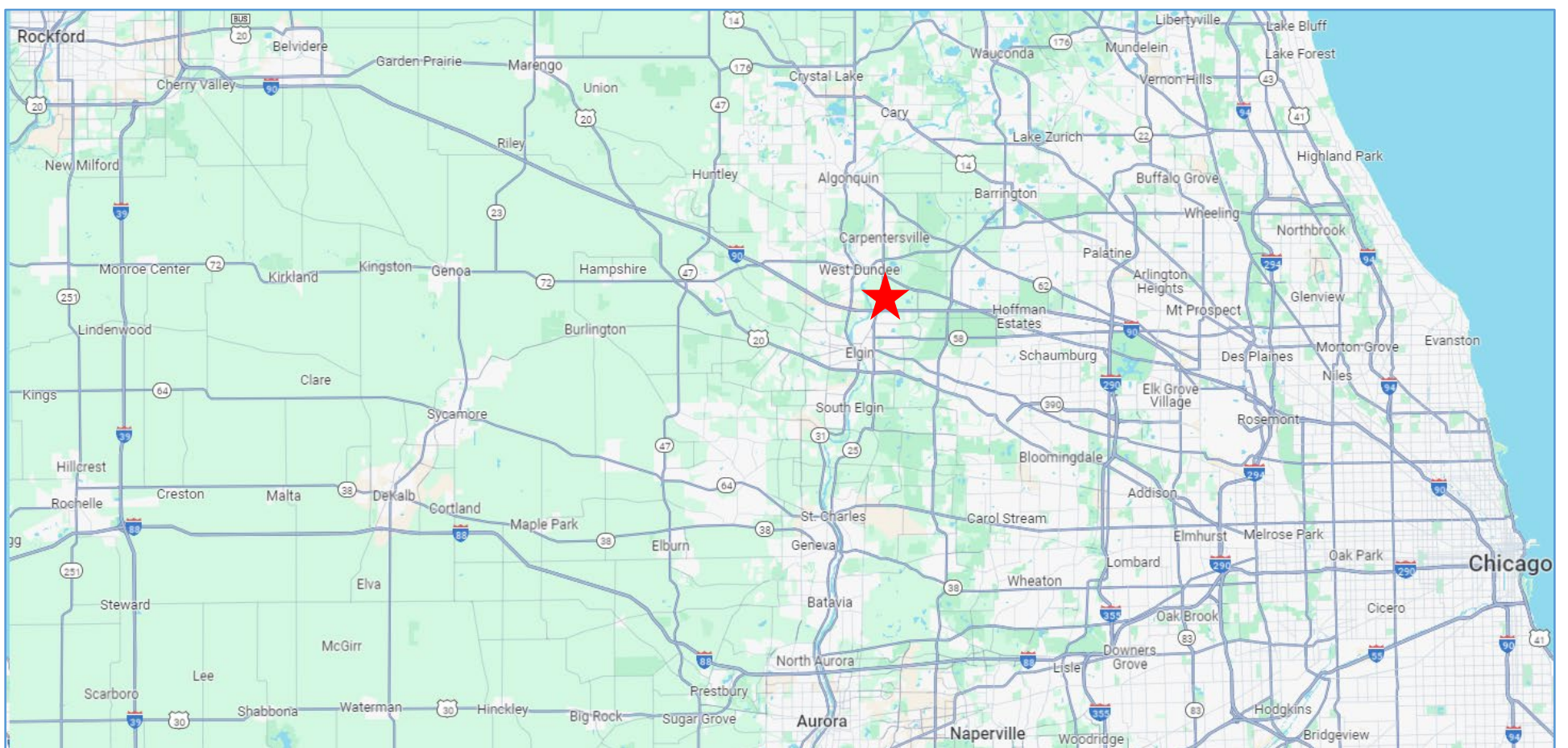


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**For property information and to setup a showing,
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Disclaimer: The information contained in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All measurements, square footages, and information are approximate and for depiction purposes only. Prices are subject to change at owner's discretion.