

700 E. NORTH STREET Elburn | Illinois

Jeff Shilkaitis | Matthew R. Rasche, Sr.  
Direct 630-744-9111 | Direct 630-244-8589



Brokerage team  
www.CapitalCommercialRE.com



**FOR SALE & FOR LEASE**

**INDUSTRIAL / FLEX**

700 E. North Street Elburn | Illinois

### Property Summary

**Building:** 8,500 SF Industrial Condo

**Sale Price:** \$1,195,000.00 (\$140.59/psf)

**Lease Price:** \$14.00 psf Modified Gross

**Taxes:** \$13,525 (\$1.55/psf) 2024 - Blackberry Township

**Highlights:** This versatile 8,500 SF industrial condo offers an ideal blend of office and warehouse space. Featuring +/- 1,920 SF of office space and +/- 6,580 SF of warehouse space, offering 2 drive in doors on the west side and 3 drive in doors on the east side (14' height), providing easy cross access for operations. The unit also offers a secured yard amenity, perfect for additional outdoor storage or fleet parking. Located in an M1-zoned district, this property allows for a wide range of commercial uses, making it an excellent opportunity for businesses seeking flexibility in a convenient location off of Route 47 and proximate to the I88 interchange

\*\* Attractive Seller financing available

### FOR INFORMATION:

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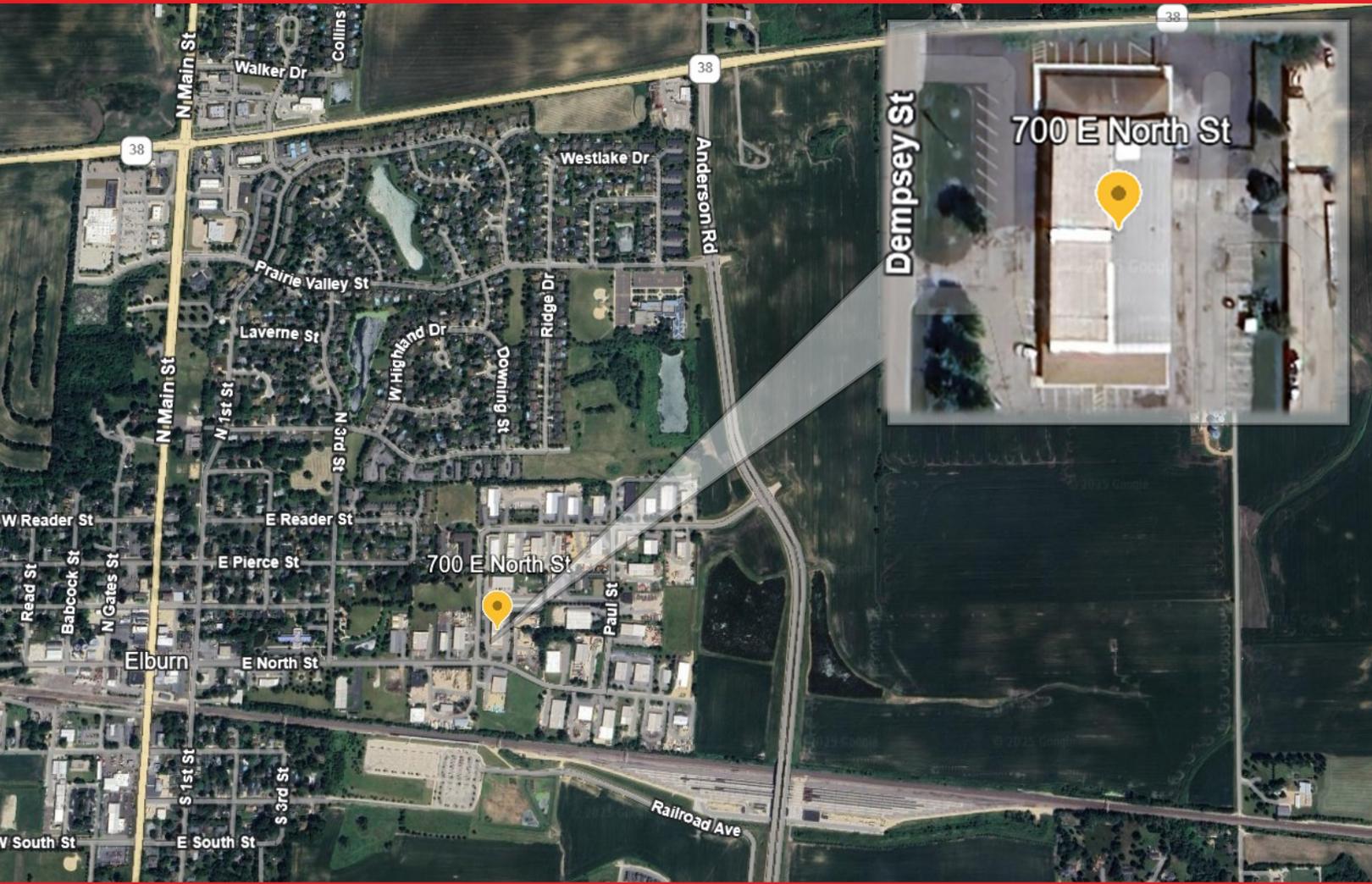
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