

3,938 SF End-Cap Unit

Industrial Condo For Sale



BROWN
COMMERCIAL GROUP, INC.

11538 SMITH DRIVE, UNIT 9, HUNTLEY, IL 60142

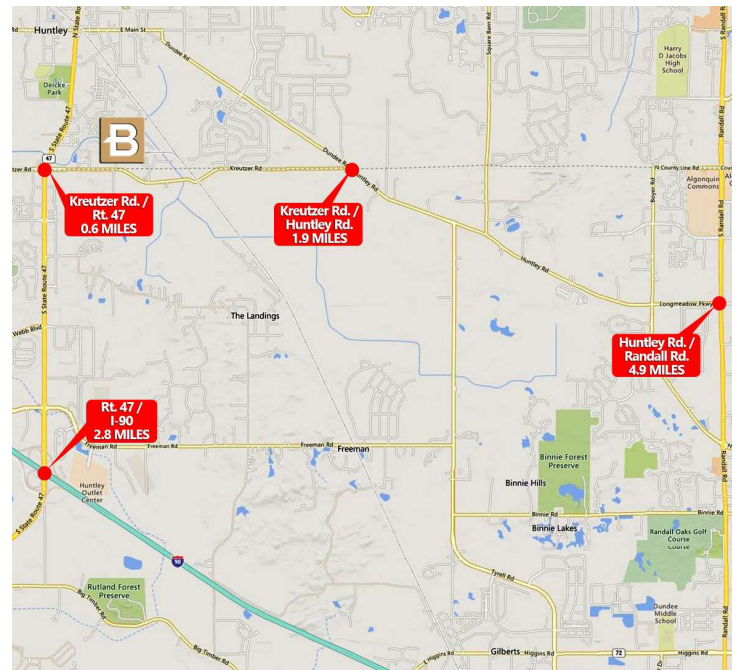


LOCATION DESCRIPTION

Established industrial area just off of major retail corridor. Easy access to major transportation routes via nearby Rt. 47, I-90.

PROPERTY OVERVIEW

- 3,938 SF Industrial Condo Unit
- Desirable end-cap unit away from traffic, noise
- Approximately 10% Office Space
- 21' Clear Ceilings
- Common Interior Dock Access
- 1 Direct Drive-in Door
- Sprinklers
- 400 Amp 3 Phase Step-down Transformer Power
- High End Finishes, Immaculate Condition
- Condo Dues: \$752.77/Month
- Taxes: \$7,296.94
- Sale Price: Subject to Offer - SELLER FINANCING AVAILABLE - FLEXIBLE TERMS - LET'S MAKE A DEAL!



JIM PIETRAROSSO

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JIMP@BROWNCOMMERCIAL.COM

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007



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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

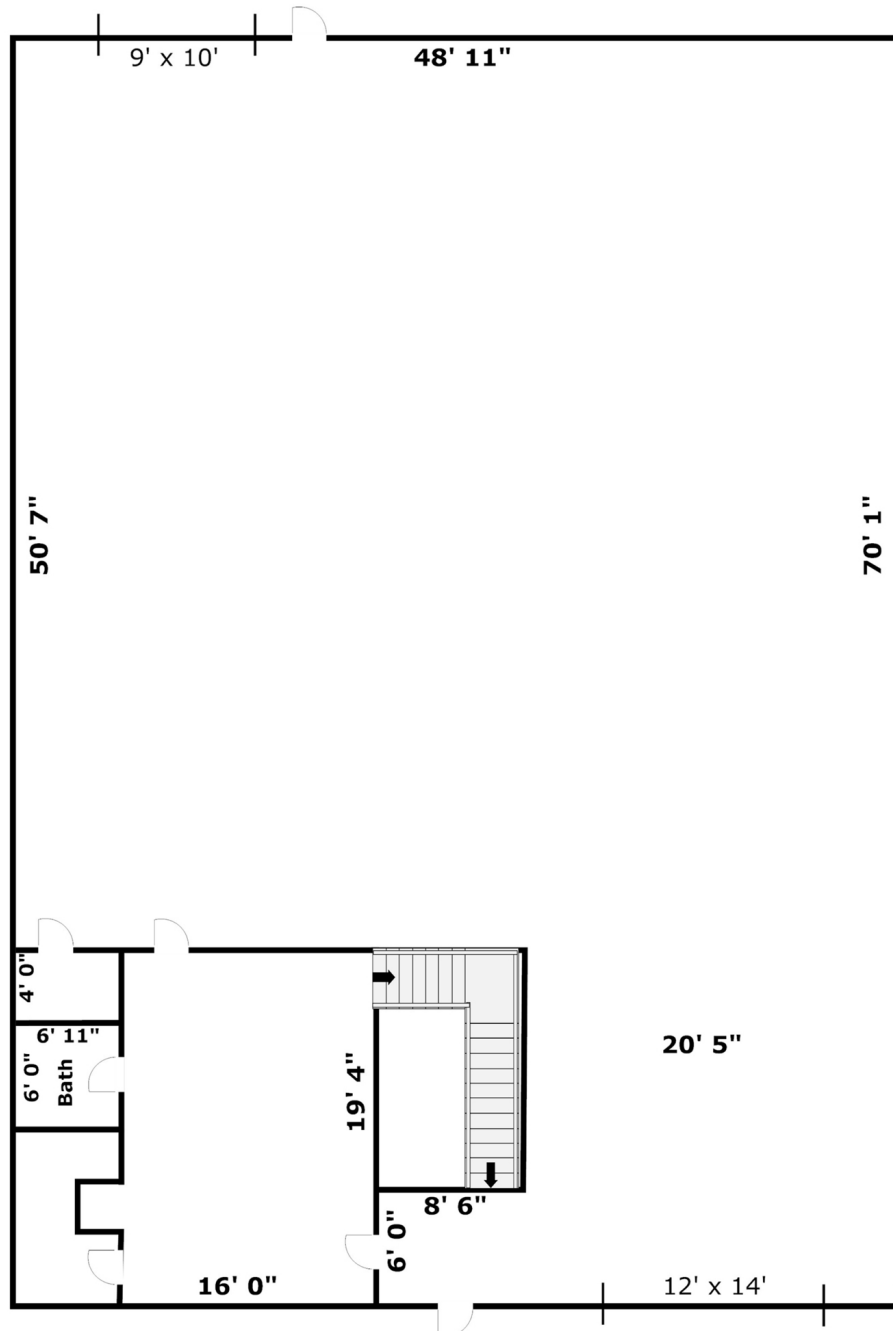
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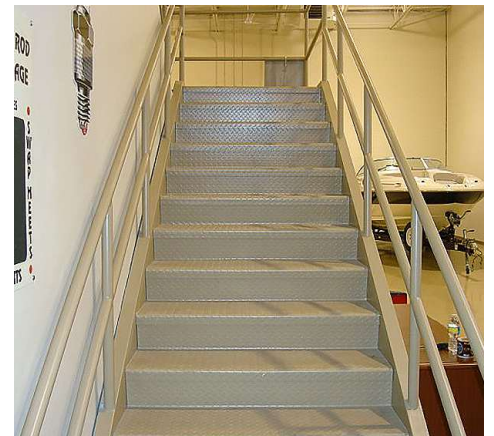
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