

2380 Vantage Drive
Elgin, IL 60124

For Lease

MLS #12050923

INDUSTRIAL



INDUSTRIAL SPACE 19,570 SF

REDUCED \$8.50 PSF (NNN)

INDUSTRIAL SPACE 19,570 SF

Located just north of the I-90 / Randall Road interchange in the desirable Northwest Corporate Park. Part of a 49,936 SF well maintained, 3 tenant industrial building

UNIT 2380: 19,570 SF with ±3,500 SF office with 13' ceilings, 4 private offices (one with private bathroom w/shower), reception area and open showroom with the potential to accommodate up to 24 cubicles for additional office use. Coffee bar and 2 ADA bathrooms. Ideal tenant use is light manufacturing or warehouse distribution.

The ±16,070 SF warehouse has 24' ceilings, 400 amp 480V, 3 phase power, 2 docks w/ levelers, one 12'x14' DID, 2 baths and a breakroom.

Specifications

Year Built:	2006
HVAC System:	GFA (ceiling Hung) Warehouse Central Air (office)
Electrical:	400 amp 480V 3 Phase
Sprinklers:	Yes
Washrooms:	Office: 3 (1 w/ shower) Warehouse: 2
Ceiling Height:	13' (office) 24' (warehouse)
Parking:	75 Common
DID:	1 (12'x14')
Docks:	2 w/ Levelers
Sewer/Water:	City
Zoning:	PORI
CAM & Taxes	Cam: \$0.75 psf Taxes: \$2.27 psf
PIN #:	03-30-251-029

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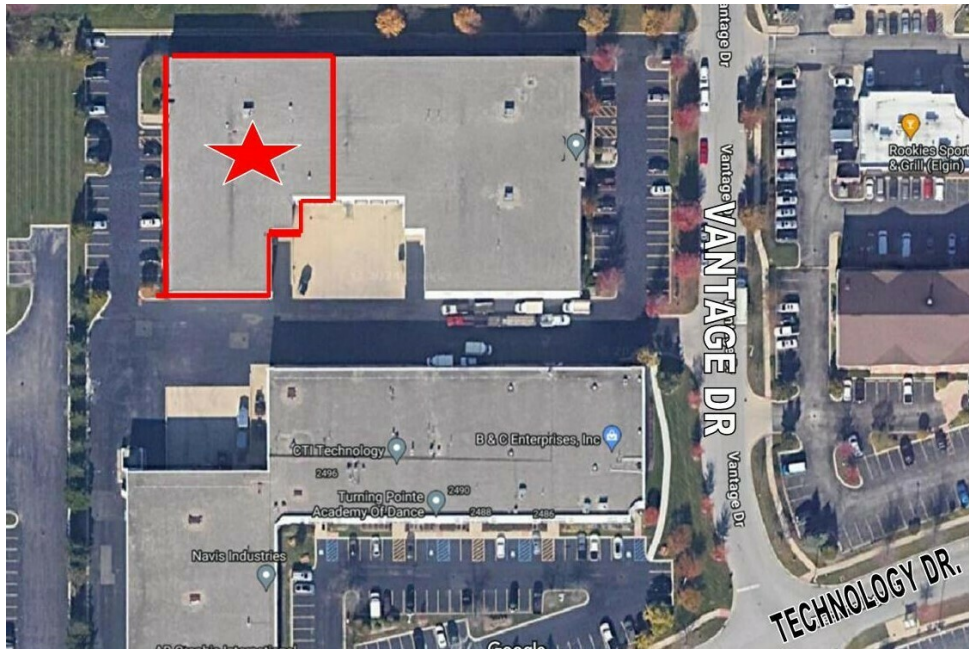
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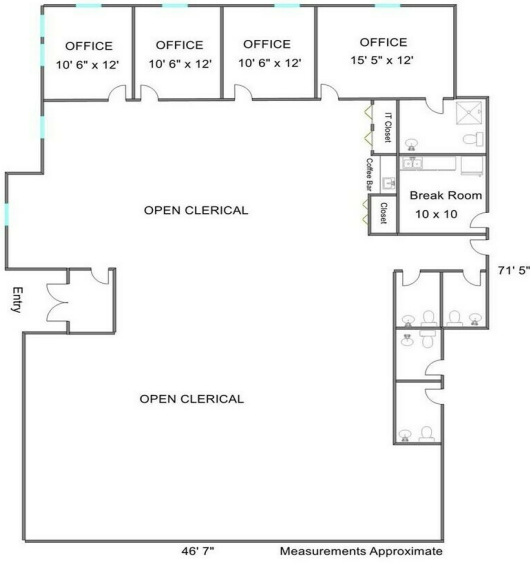


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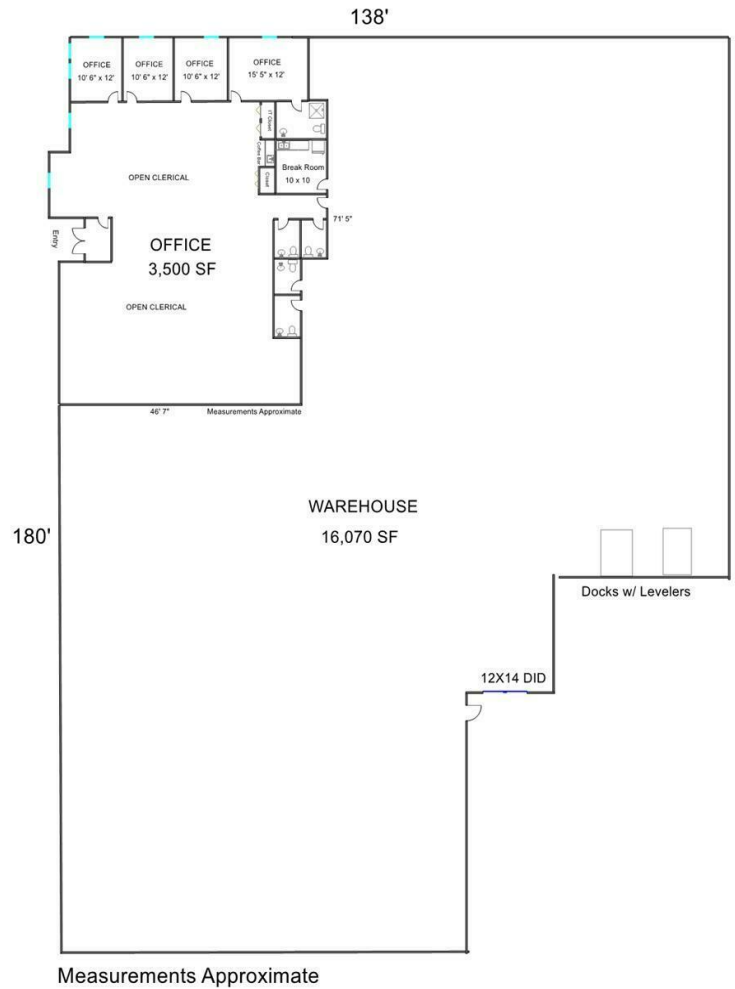
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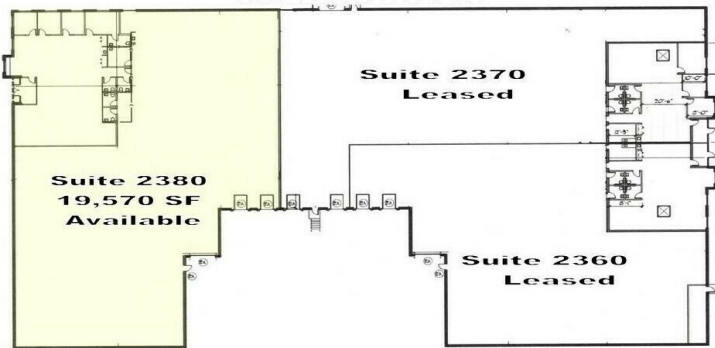
OFFICE DETAIL



UNIT 2380 / 19,570 SF



BUILDING DETAIL



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