



SUITE M
212 LINDOW LANE

Marengo, Illinois

Unit: 3,058 Sq. Ft.
Office: 1,650 Sq. Ft.

TERMS:

Base Rent: \$10.50 Modified Gross
Real Estate Taxes: \$1.00 (2025 Est.)
CAM & Insurance: \$1.00 (2025 Est.)
Escalation: 4% Per Year

HIGHLIGHTS:

- Lower McHenry County Taxes
- Quality Construction Throughout
- Ample Clear Height for Multiple Uses
- Multiple Drive-In Doors for Flexible Logistics

BUILDING DATA:

Ceiling Height: 20' Clear
Sprinkler System: Wet
Power: 200 Amps
Drive-In Doors: 2
Year Built: 2006

POSSESSION: February 1, 2026

Exclusive Leasing and Management Agents



VAN VLISSINGEN AND CO.

One Overlook Point
Lincolnshire Corporate Center
Lincolnshire, Illinois 60069

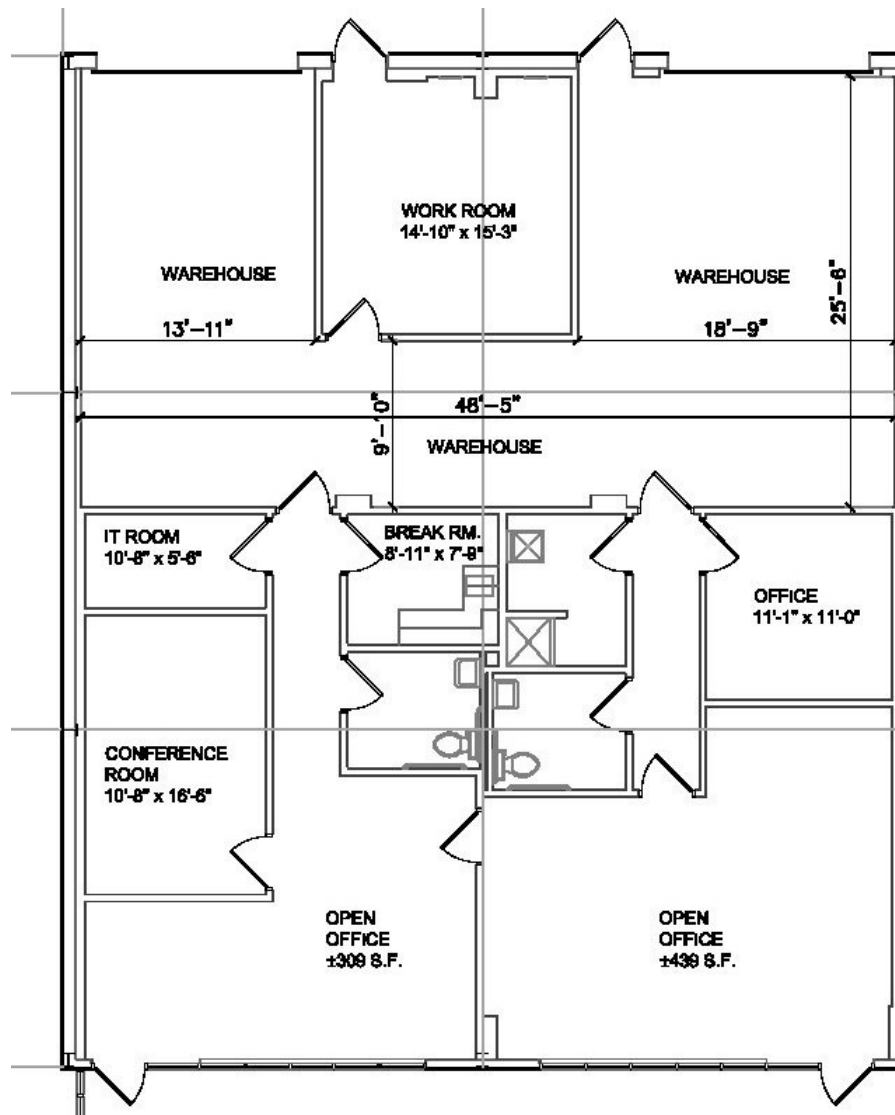
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