



**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**



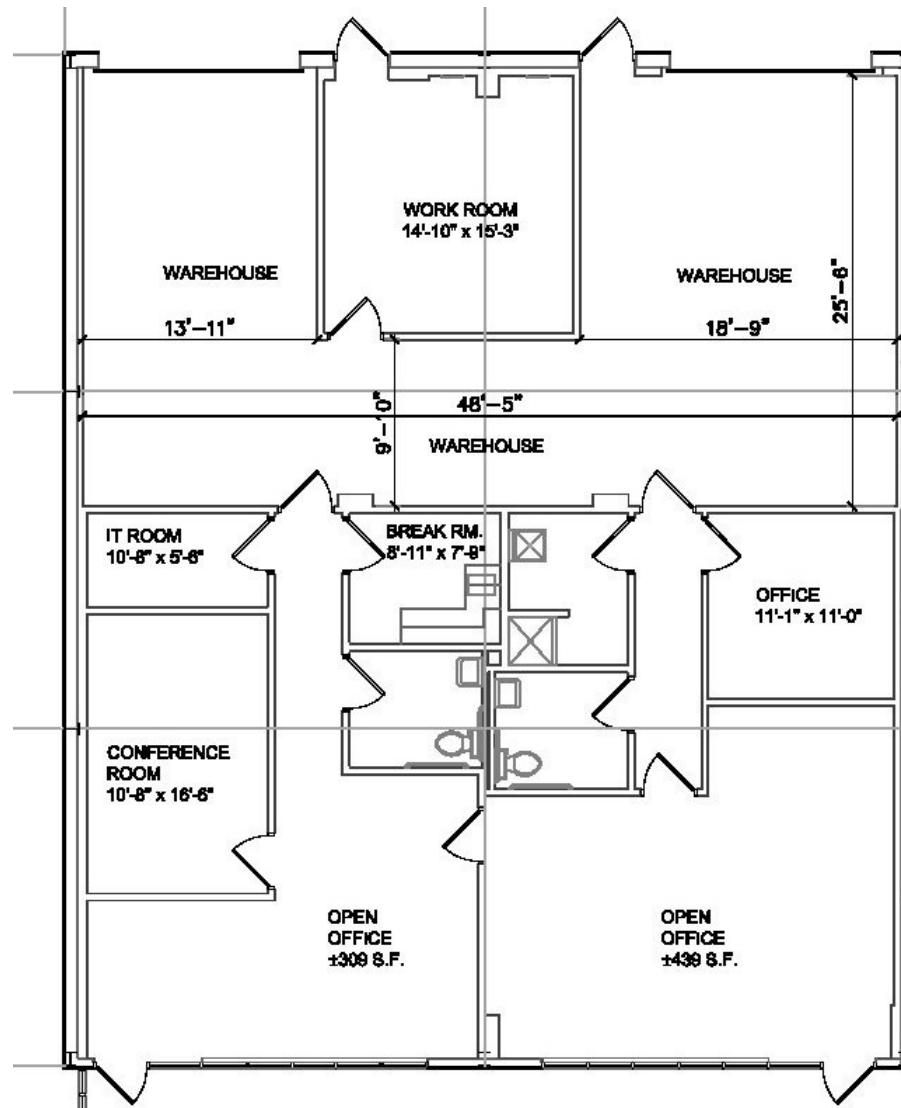
**VAN VLISSINGEN AND CO.**  
One Overlook Point  
Lincolnshire Corporate Center  
Lincolnshire, Illinois 60069  
**847.634.2300**

Chuck Lamphere, President  
[crl@vvco.com](mailto:crl@vvco.com)

Nick Panarese, Executive VP, SIOR  
[ndp@vvco.com](mailto:ndp@vvco.com)

Gordon Lamphere, VP  
[gcl@vvco.com](mailto:gcl@vvco.com)

**SUITE M**  
**212 LINDOW LANE**  
Marengo, Illinois



**Exclusive Leasing and Management Agents**



**VAN VLissingen AND CO.**  
One Overlook Point  
Lincolnshire Corporate Center  
Lincolnshire, Illinois 60069  
**847.634.2300**

Chuck Lamphere, President  
[crl@vvco.com](mailto:crl@vvco.com)

Nick Panarese, Executive VP, SIOR  
[ndp@vvco.com](mailto:ndp@vvco.com)

Gordon Lamphere, VP  
[gcl@vvco.com](mailto:gcl@vvco.com)