

2404 SPRING RIDGE ROAD

SPRING GROVE, IL

FORTINO
REAL ESTATE GROUP



BUILDING SUMMARY

Building Size:	31,500 SF
Lot Size:	1.84 AC
Zoning:	I-1
PIN:	04-25-400-024
Year Built:	1992

SUITE G LEASE SUMMARY

Total Suite Size:	1,777 SF
Total Office:	N/A
Lease Type:	Modified Gross Lease
Suite Type:	Warehouse & Office
Rental Rate:	\$9.50/SF Base + Est. CAM \$1.97/SF
Drive in Door:	(1) 12'x12'
Clear Height:	16'

SUITE K LEASE SUMMARY

Total Suite Size:	3,008 SF
Total Office:	966 SF
Lease Type:	Modified Gross Lease
Suite Type:	Warehouse & Office
Rental Rate:	\$9.50/SF Base + Est. CAM \$1.97/SF
Drive in Door:	(1) 12'x12'
Clear Height:	16'

SUITE F LEASE SUMMARY

Total Suite Size:	2,106 SF
Total Office:	135 SF
Bonus Mezzanine Space:	165 SF
Lease Type:	Modified Gross Lease
Suite Type:	Warehouse & Office
Rental Rate:	\$9.50/SF Base + Est. CAM \$1.97/SF
Drive in Door:	(2) 12'x12'
Clear Height:	16'

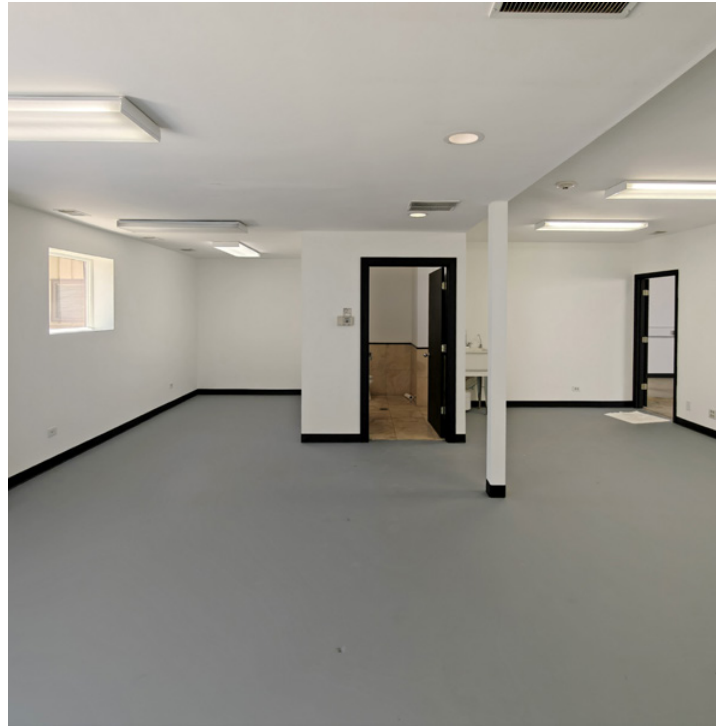
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SUITE K 3,008 SF



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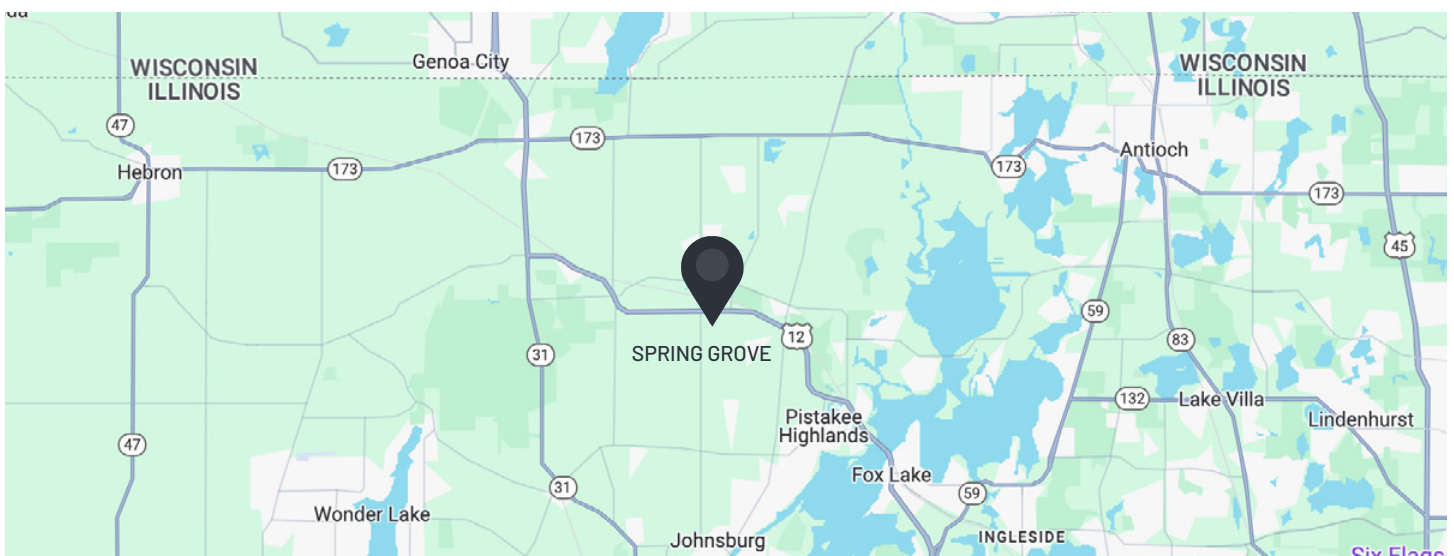
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LOCATION OVERVIEW

Spring Grove, Illinois, is a village located in McHenry County, approximately 60 miles northwest of Chicago. Years of careful planning have rewarded the Village with an increase in both commercial and industrial development, as well as increased residential developments. IL-173, IL-31, and US-12 serve as the main local thoroughfares, offering convenient regional connections to major interstates such as I-90 and I-94.



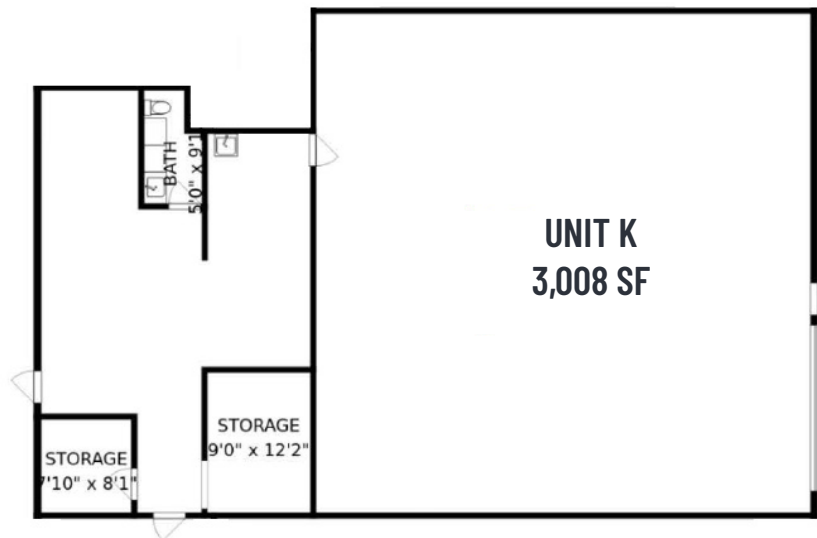
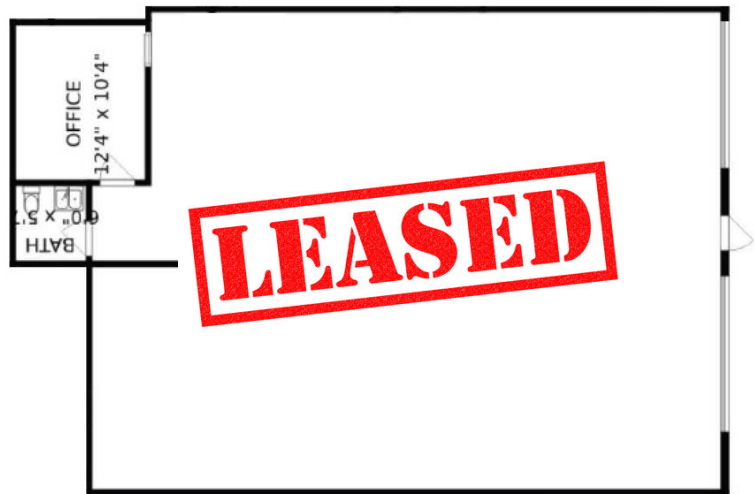
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SUITE FLOOR PLANS



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