

735

**FOR
SALE**

**28,197 SF
SINGLE TENANT
FLEX INVESTMENT**



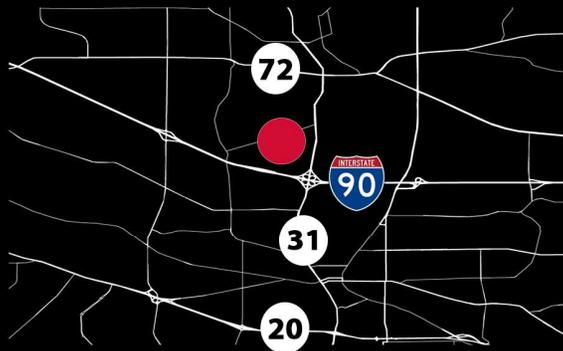
735 TOLLGATE ROAD Elgin, IL

TOTAL AREA	28,197 RSF
OCCUPANCY	100%
TENANT	Office Superstore East LLC (Staples)
LEASE STRUCTURE	10 Year/NNN
Year One Base Rent	\$319,472.01
IANNUAL ESCALATIONS:	3%
CAP RATE:	6%
ASKING PRICE:	\$5,324,533.50



Single Story Flex National Credit Tenant

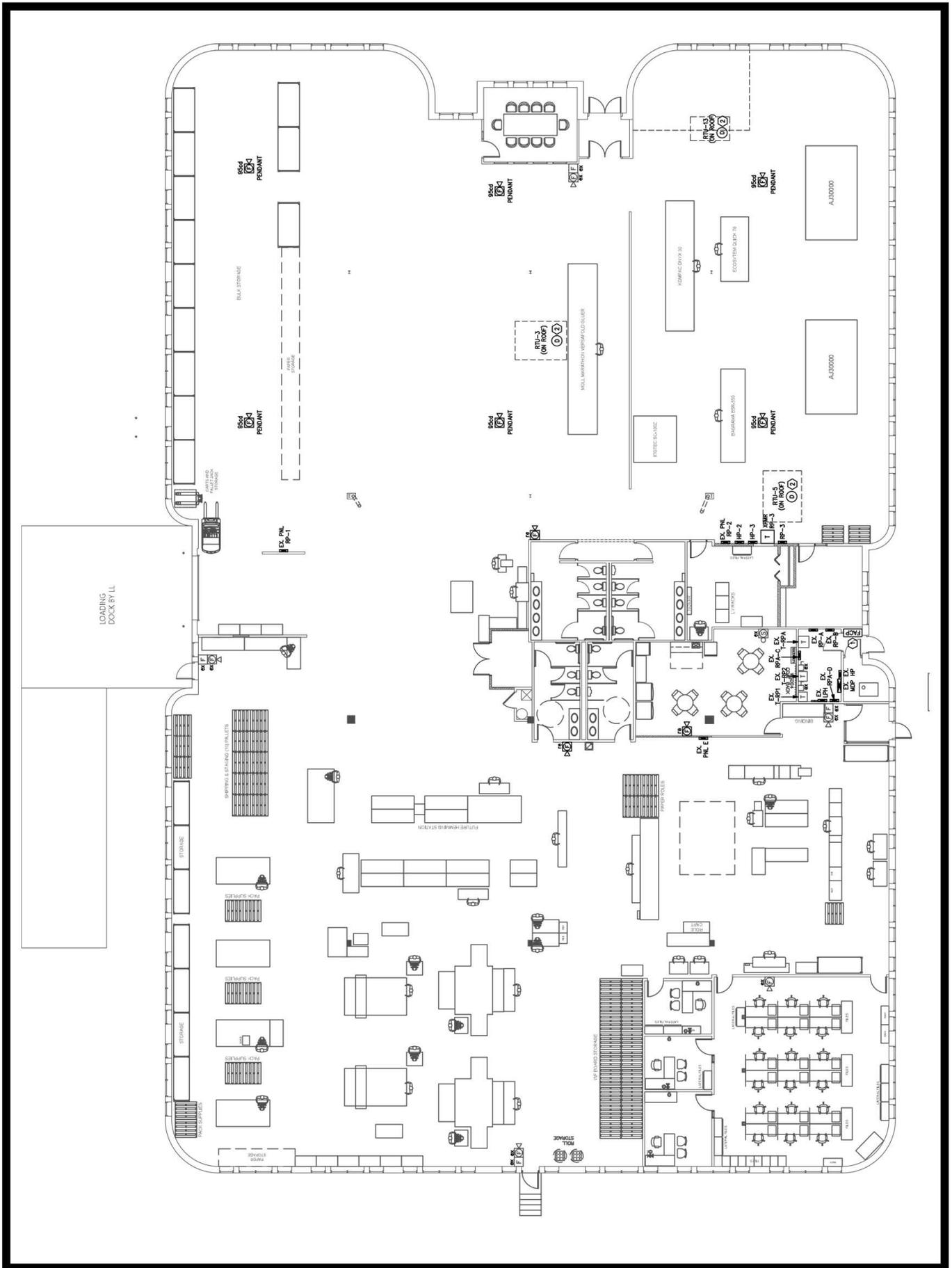
- 100% Leased to Long Term Tenant
- Ten (10) Years of Lease Term
- NNN Lease Structure
- Substantial Tenant Funded Buildout
- Mission Critical Use
- Dock and Drive-In Door Equipped
- 800 Amps at 480 Volts
- Excellent Proximity to I-90
- This facility provides commercial print services to Staples clients throughout the Midwest. Staples has been a Tenant in the building since 2007 prior to signing a 10-Year lease extension.



Nicholas J. Kyriazes | nkyriazes@360reservices.com
Jeffrey A. Ludwig | jludwig@360reservices.com
630.620.3600 | 360reservices.com
2024 Salem Road | Elgin, IL

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Availability and terms of the property may change at any time without notice. Please contact 360 Real Estate Services, LLC for the most current information.





2024 Salem Road
 Elgin, IL 60123

Contact for further information:
 Nicholas Kyriazes Jeffrey Ludwig
 630-620-3600 www.360reservices.com

Leslie Oaks Business Center
 735 Tollgate Road
 Elgin, Illinois

FLEX

