

# 1,800 SF

## Industrial Property For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

**1000 BROWN STREET, STE. 114, WAUCONDA, IL 60084**

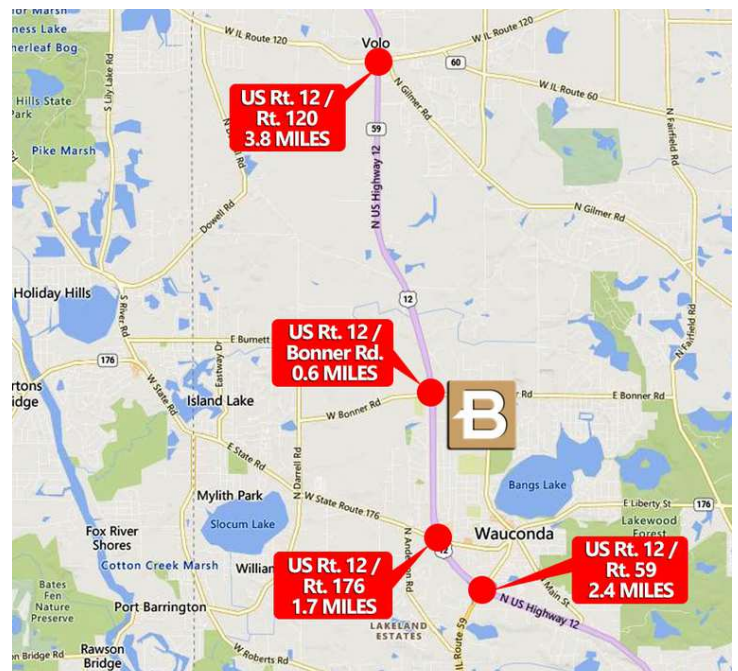


### LOCATION DESCRIPTION

Established industrial park with easy access to major transportation routes via nearby US Rt. 12, Rt. 120, Rt. 176, Rt. 59.

### PROPERTY OVERVIEW

- 1,800 SF End-Cap Industrial Condo Unit
- Currently configured with approximately 1,100 SF Offices
- 14' Clear Ceilings
- 1 Drive-in Door (10'x12')
- 100% Air Conditioned
- 5 Car Parking Spots
- Water: \$40/Month
- Quarterly Association Dues: \$544.44
- Taxes: \$4,222.12 (2024 payable 2025)
- Sale Price: \$205,000



**CANDACE SCURTO**  
847.758.9200 x311  
CSCURTO@BROWNCOMMERCIAL.COM

**MASON HEZNER**  
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BROWNCOMMERCIAL.COM // 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007 // 847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

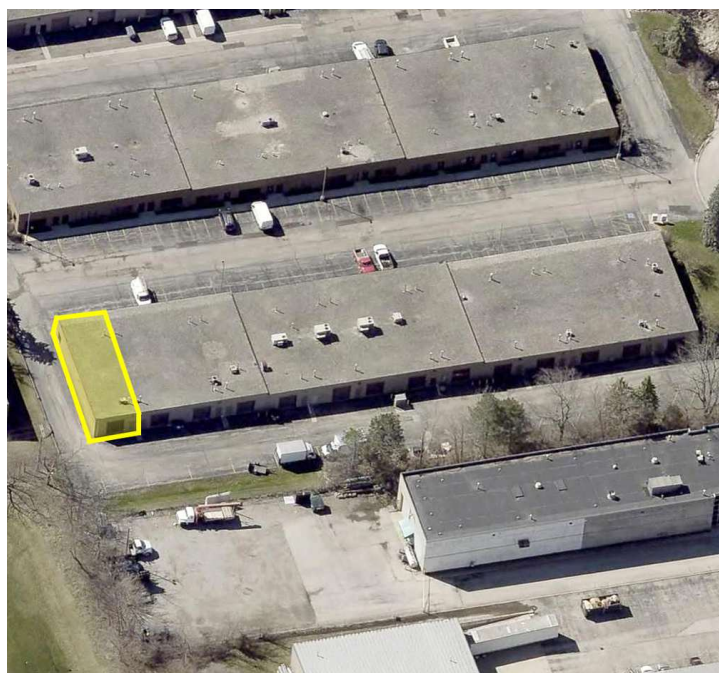
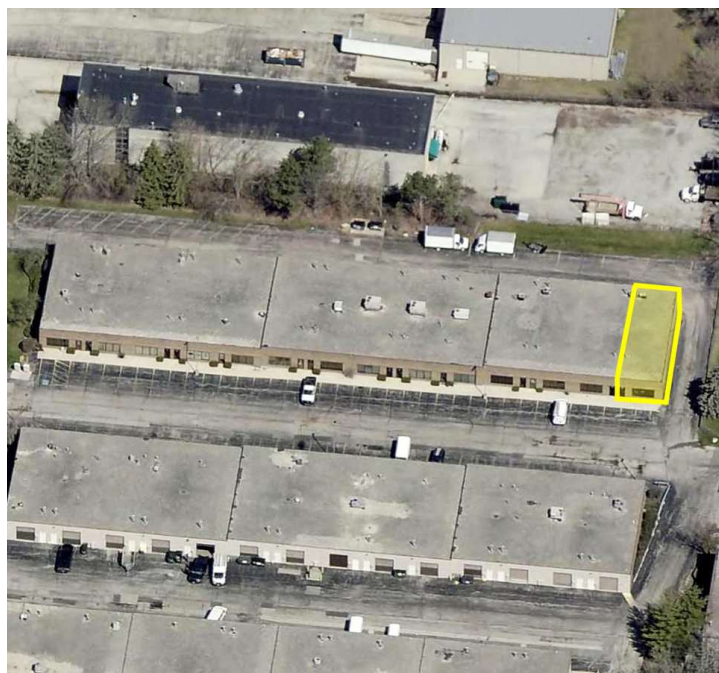
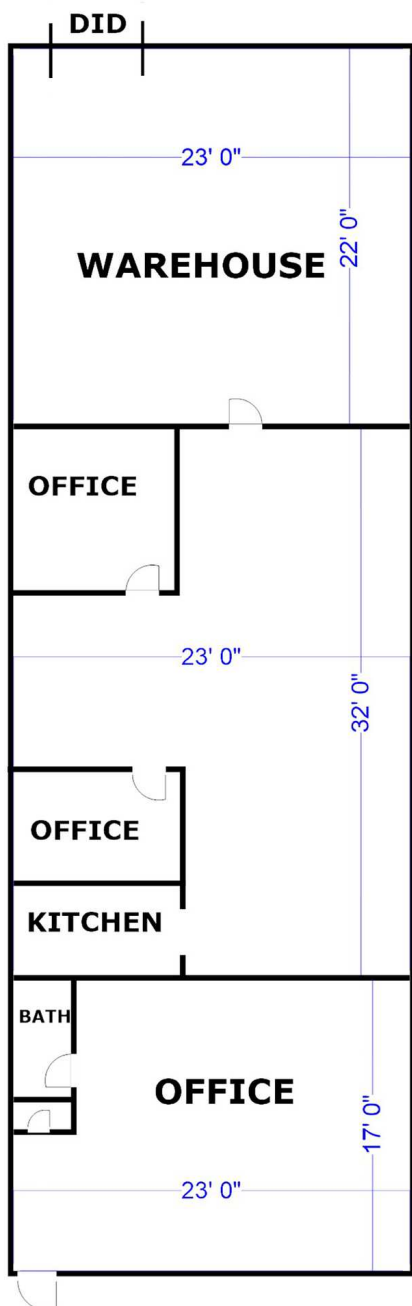
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