

## INDUSTRIAL FOR LEASE

- LIGHT  
MANUFACTURING  
OR WAREHOUSE



### PROPERTY SPECIFICATIONS

<b>Description:</b>	Industrial Building
<b>Year Built:</b>	1920
<b>Building Size:</b>	62,235 SF
<b>Available Spaces:</b>	1,000 SF & 2,320 SF
<b>Land Size:</b>	2.3 Acres
<b>Parking:</b>	Shared
<b>Heat:</b>	Hanging furnace
<b>Power:</b>	200 Amp
<b>Ceiling Height:</b>	Varies from 8'6" to 11'
<b>Sprinklered:</b>	Yes
<b>Washrooms:</b>	Common
<b>Overhead Door:</b>	1- 11'W x 10'H - 1st Floor
<b>Dock:</b>	2nd Floor, off Raymond St.
<b>Sewer/Water:</b>	City
<b>Zoning:</b>	C-1 Manufacturing Warehouse
<b>Real Estate Taxes:</b>	Included with tax stop
<b>Gross Lease Price:</b>	<b>Unit 201 East</b> - \$1,000/mo* (\$10.00 PSF Gross)
	<b>Unit 200 Central</b> - \$1,930/mo* (\$8.30 PSF Gross)
	<i>Plus electric and tax stop</i>

### PROPERTY OVERVIEW

1,000 SF + 2,320 SF AVAILABLE

- **Unit 201 East** - 1,000 SF - dock access, production area, one private office, operational windows, epoxy floor - immediately available
- **Unit 200 Central** - 2,320 SF - dock access, large production area, wide swing door - forklift accessible. Plus adjacent 540 SF storage area. Available November 1, 2024
- Includes common area for bathroom and large shipping & receiving area
- Located immediately off Route 20 at the Route 25 exit in Elgin
- Shared truck dock 2nd floor, off Raymond St.
- All masonry, sprinklered, with new LED lighting
- Located on Pace bus route

**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102





Truck Dock



**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102

