

6,800 SF

Industrial/Flex Condo For Sale



BROWN
COMMERCIAL GROUP, INC.

2600 BEVERLY DR., #110-111, AURORA, IL 60502

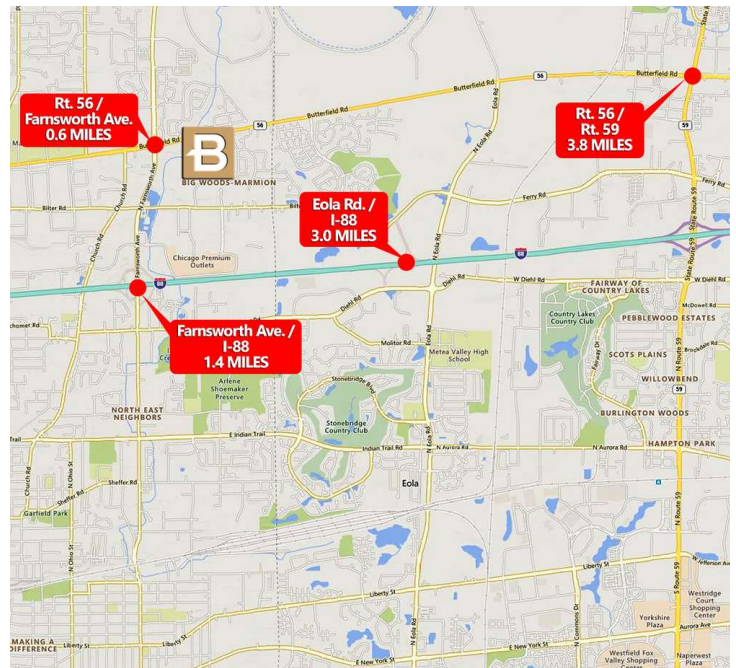


LOCATION DESCRIPTION

Well positioned, well maintained flex condo unit with easy access to major transportation routes via nearby I-88.

PROPERTY OVERVIEW

- 6,800 SF Unit
- Currently configured with approximately 75% office space, 25% warehouse space.
- 22' Clear Height
- 2 Drive-in Doors (12' x 14')
- Shared Dock Access
- Ample Common Parking
- Sprinklered
- 400 Amp, 120 Volt, 3 Phase Power (to be confirmed)
- Monthly Association Dues: \$1,009.26
- Property Taxes: \$21,983 (2025)
- Sale Price: Subject to Offer



LUKE DUMMITT

847.758.9200 x308

LDUMMITT@BROWNCOMMERCIAL.COM

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

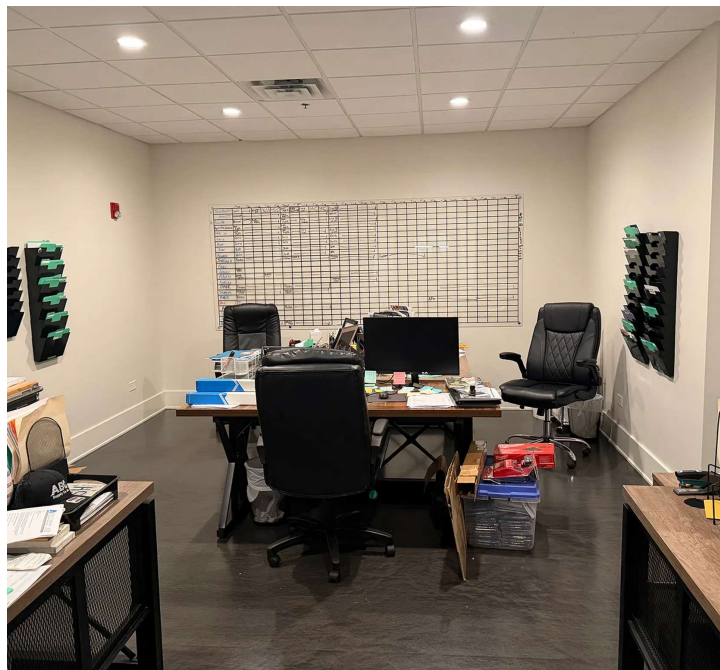
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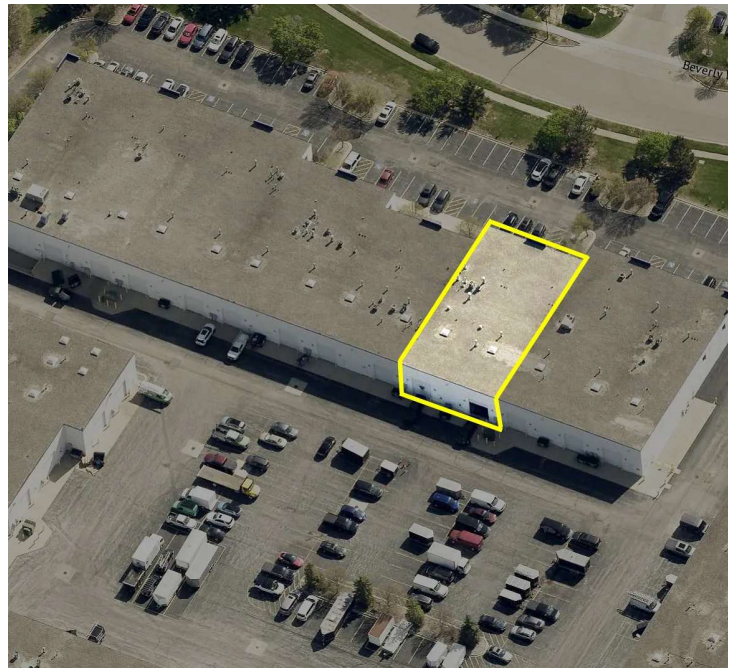
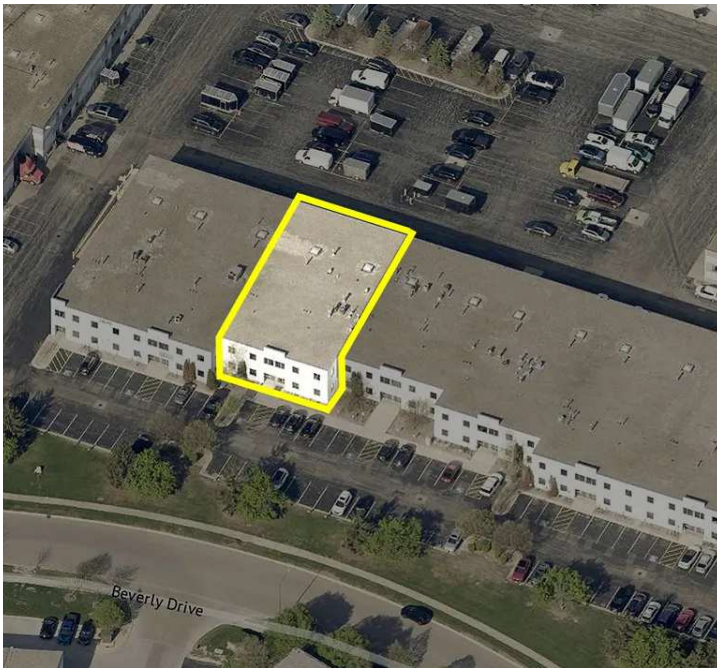
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