



**FOR
SALE**

**36,463 RSF
MULTI-TENANT
INVESTMENT PROPERTY**

675-0



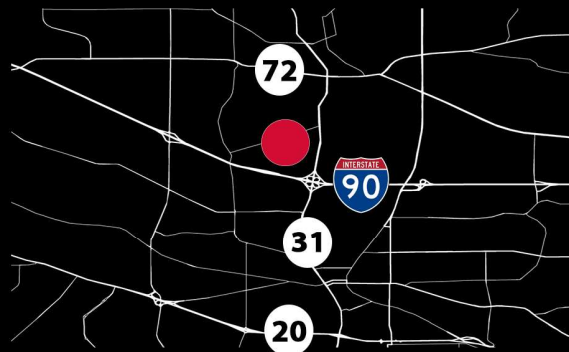
665-675 TOLLGATE ROAD Elgin, IL

TOTAL AREA 36,463 RSF
OCCUPANCY 100%
AVAILABLE SPACE None
OFFICE FINISH 20 - 100%
YEAR BUILT 1989
INFORMATION SERVICE PROVIDERS: Comcast
AT&T
PARKING : 154 Total (4 per 1,000 SF)



Single Story Office & Flex Multi-Tenant Investment

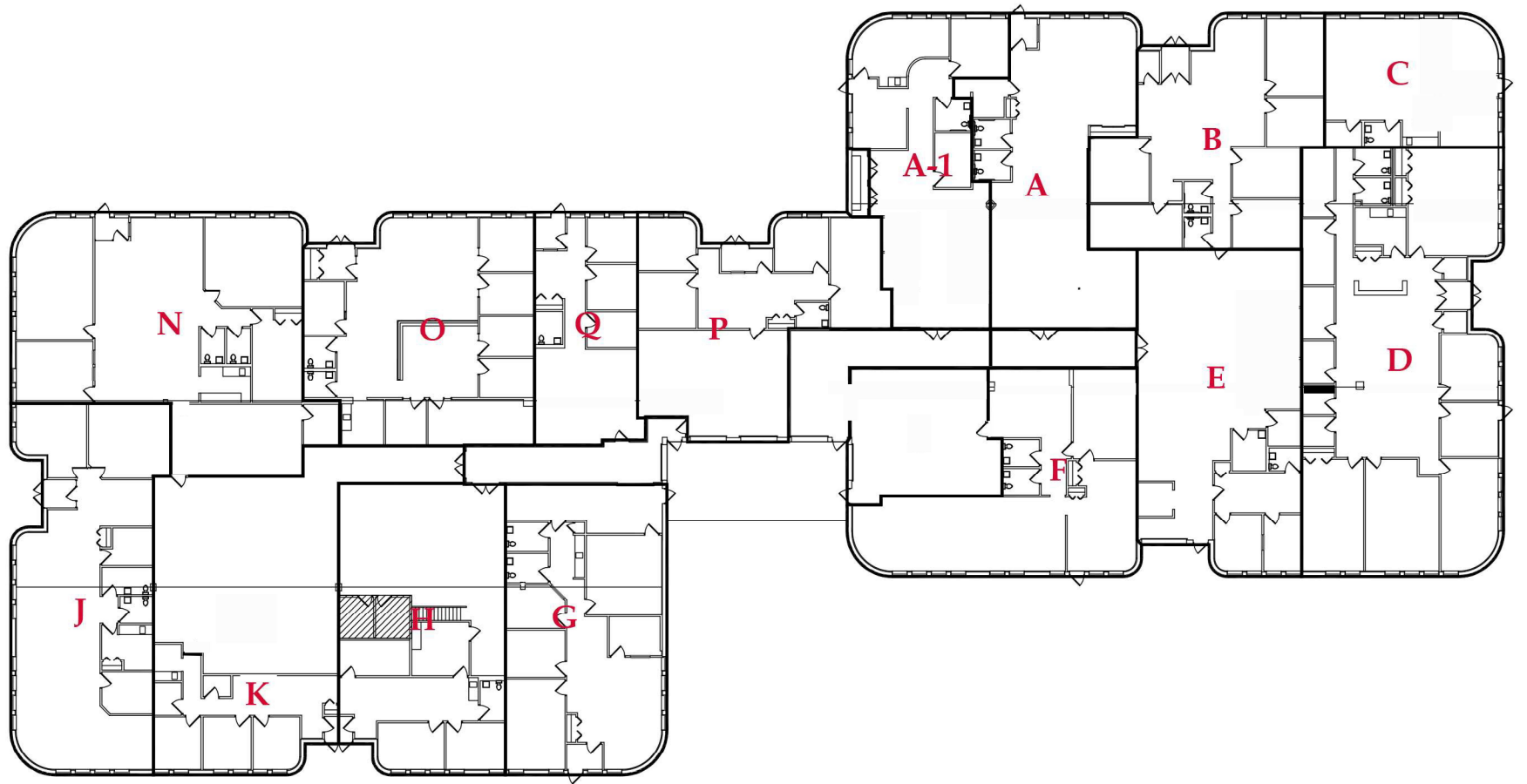
- Immediate Access to I-90
- 15 Units.
- Fully Sprinklered
- GI Zoning Allows for Many Uses
- Mix of Office & Flex Units
- Shared Dock with Leveler and Ramp
- Private Entrances for All Units
- All Current Rents Within Market
- No Tenant more than 13.2% of Total Building Minimizing Vacancy Risk



Nicholas J. Kyriazes | nkyriazes@360reservices.com
Jeffrey A. Ludwig | jludwig@360reservices.com
630.620.3600 | 360reservices.com
33 W. Higgins Road, Suite 4040 | South Barrington, 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.





665 — 675 TOLLGATE