

387 HOLLOW HILL ROAD
WAUCONDA, IL 60084

FOR LEASE
SALE: SUBJECT TO OFFER

MLS # 11431344

August 4, 2022



INDUSTRIAL • 6,619 SF

DESCRIPTION

INDUSTRIAL BUILDING

6,619 SF industrial building on 1 acre features 14'-15' ceilings, 1 (12x12) DID, 1 depressed dock with leveler, 800 amp, 3 phase power, ±1,500 SF office/showroom including open area, conference room, 2 large private offices. Zoned LI in Wauconda. Perfect for growing business in need of industrial space The acre lot also brings possibilities. Lease price before CAM and taxes is \$4,964/mo. 2021 taxes are \$2.34 psf and CAM is estimated at \$0.80 psf bringing monthly rent to \$6,696/mo. Sale price Subject to Offer.



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

Lease: \$9. psf NNN • Sale: Subject to Offer

Lease: \$6,696/mo.(includes Base, CAM & Taxes)

SPECIFICATIONS

Land Size	1 AC
Year Built	1988
Office Size	±1,500 SF
HVAC System	GFA / Central Air (office)
Electrical	800 AMP, 240V, 3 Phase
Sprinkled	No
Washrooms	2 ADA
Ceiling Height	14-15 FT
Parking	10+
DID's	1 12X12
Truck Dock	1 w/Leveler
Sewer/Water	City
Zoning	LI
CAM & Taxes	Taxes \$2.34 psf / CAM \$0.80 psf est.
Lease Term	5 Years
PIN Number	09-23-102-010

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KEVIN KAPLAN
Senior Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920

KevinK@PremierCommercialRealty.com

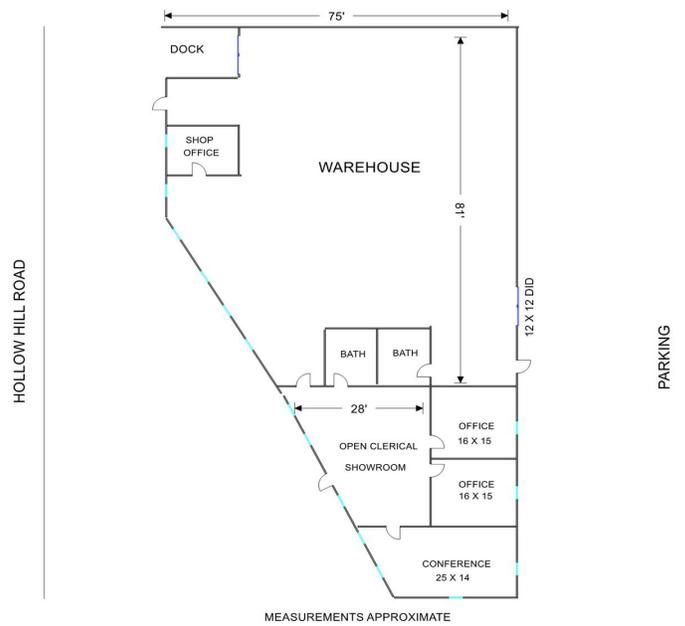
9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

BRUCE KAPLAN
Senior Broker
Office: 847-854-2300 Ext 20
Cell: 847-507-1759

BruceK@PremierCommercialRealty.com

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