

FOR LEASE

766 INDUSTRIAL DRIVE

Cary, IL 60013

PRESENTED BY:

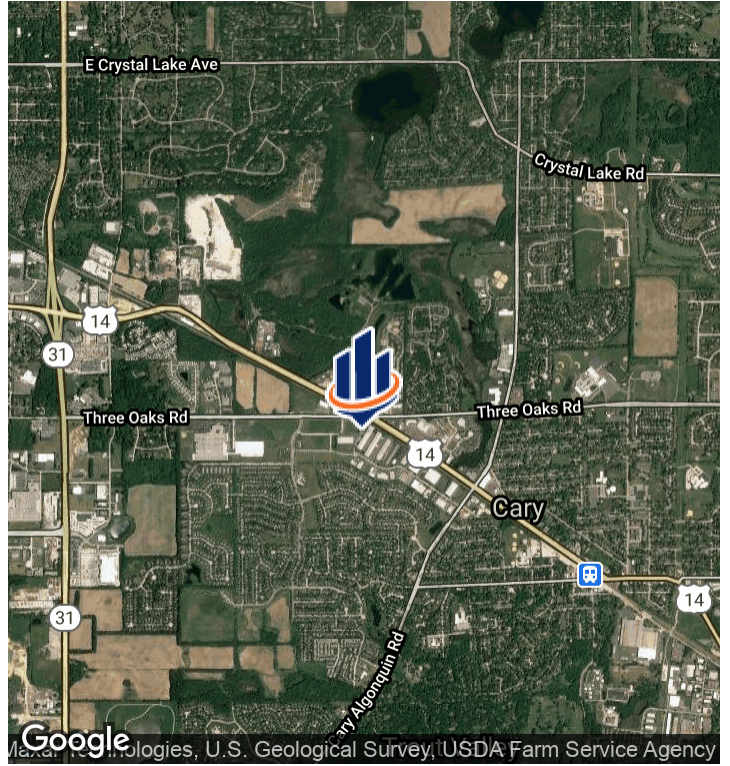
DANIEL C. TOBIN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.95 SF/yr (MG)
BUILDING SIZE:	12,250 SF
AVAILABLE SF:	1,750 SF
LOT SIZE:	1 Acres

PROPERTY OVERVIEW

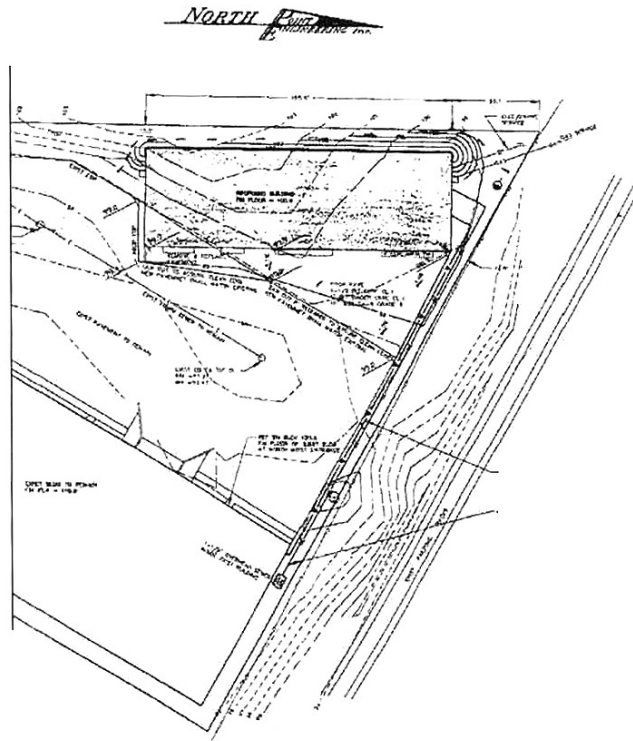
Two units are available in a multi-tenant building. Combined Unit A & B have 3,500 SF and Unit G has 1,750 SF. Units are available for immediate occupancy. The property is located near Route 14 and Three Oaks Road; Convenient to Route 31 in Carly, IL. Gross leases with expenses paid by the landlord.

PROPERTY HIGHLIGHTS

- 3 phase, 200 amps per unit
- Approximately 24 Parking Spaces
- Office-to-suit
- 2 Dive-in Doors: 10 x 12'

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LEASE SPACES



LEASE INFORMATION

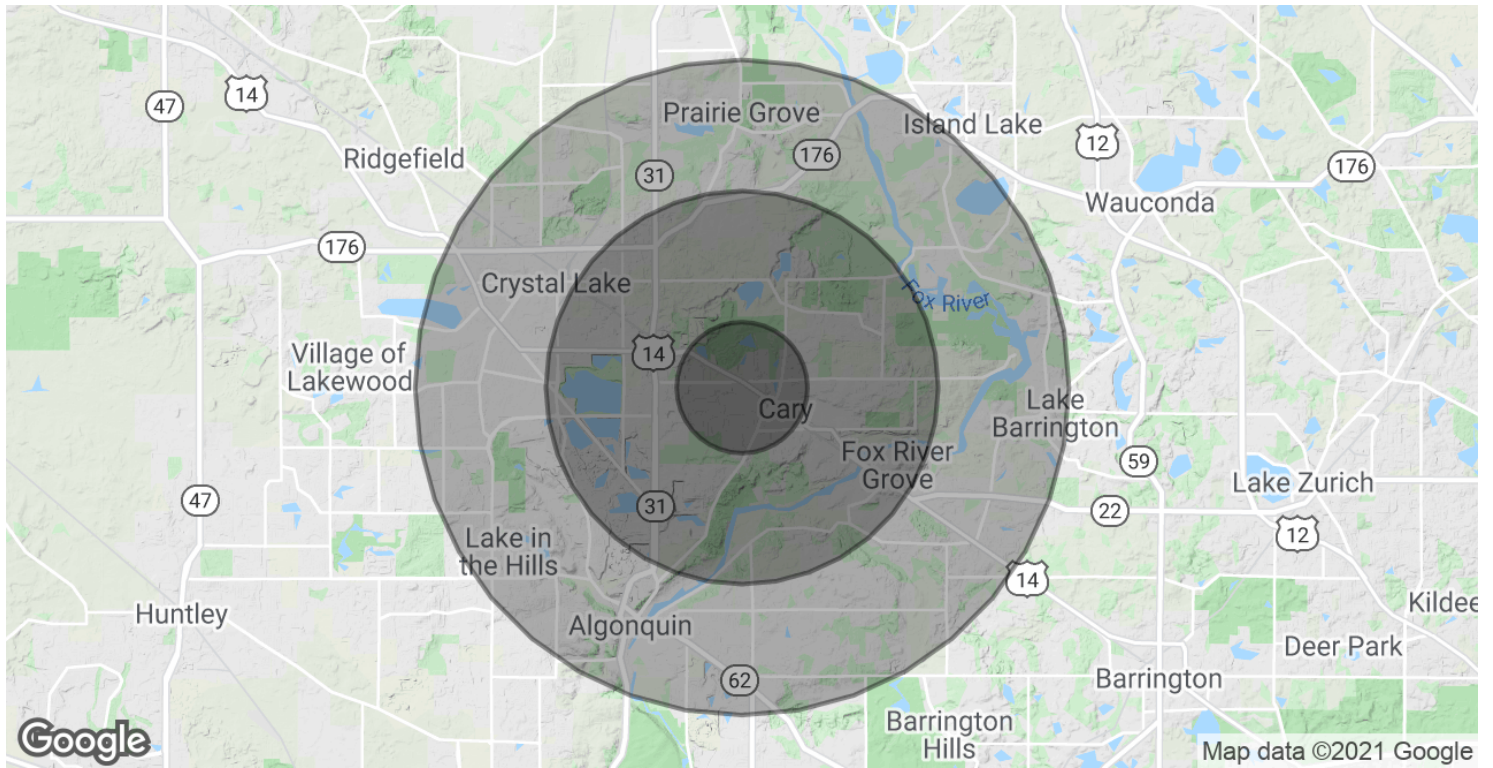
LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,750 SF	LEASE RATE:	\$8.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Units A/B	-	3,500 SF	Modified Gross	\$8.95 SF/yr	-
Unit G	Available	1,750 SF	Modified Gross	\$8.95 SF/yr	-

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,311	37,221	109,460
AVERAGE AGE	36.3	37.2	37.2
AVERAGE AGE (MALE)	33.3	35.2	36.0
AVERAGE AGE (FEMALE)	37.9	38.1	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,422	12,593	38,007
# OF PERSONS PER HH	3.0	3.0	2.9
AVERAGE HH INCOME	\$99,713	\$101,767	\$96,383
AVERAGE HOUSE VALUE	\$284,229	\$317,228	\$306,894

* Demographic data derived from 2010 US Census

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