

FOR LEASE

23,400 SF Industrial Space

DIVISIBLE TO 7,800 SF



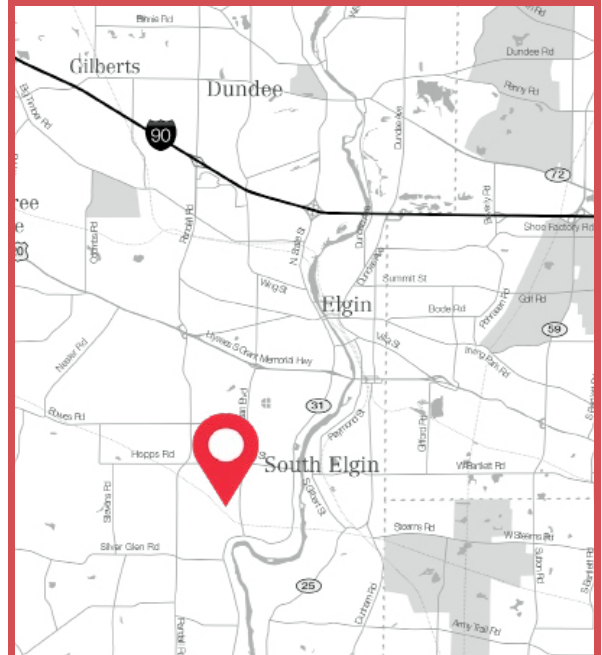
PROPERTY DETAILS

- 39,000 SF total building
- 23,400 SF available, divisible to 15,600 SF or 7,800 SF
- New precast construction
- 28' clear height
- Offices to suit (10% included in pricing)
- 3 exterior docks (1 per unit)
- 3 drive-in doors (1 per unit)
- 200 amps, 277/480 volts per unit
- 47 car parking
- Outdoor storage available
- Taxes & expenses: \$1.90 PSF
- Lease Rate: \$6.50 SF net

HIGHLIGHTS

- Low Kane County taxes
- Good labor market
- Easy access to Route 31, Route 20 & I-90

1687-1691 N. Lancaster Road
SOUTH ELGIN, IL



Bruce Granger

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MORE INFORMATION AT:
WWW.BRUCEGRANGER.COM

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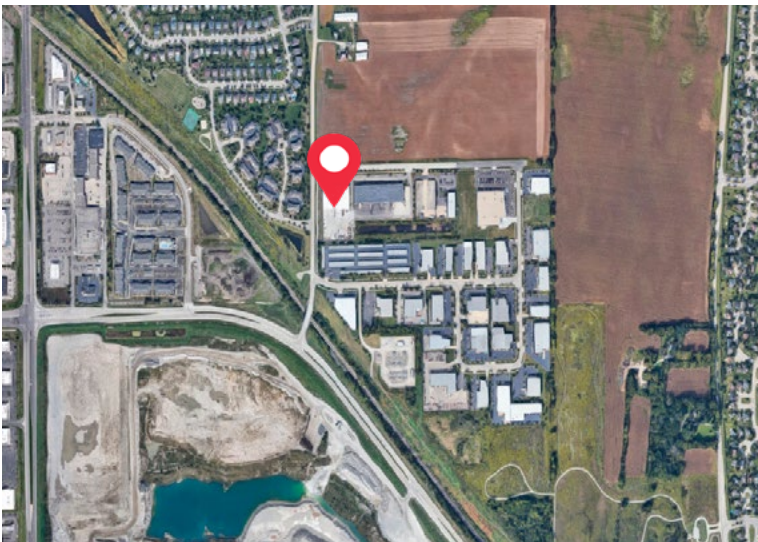
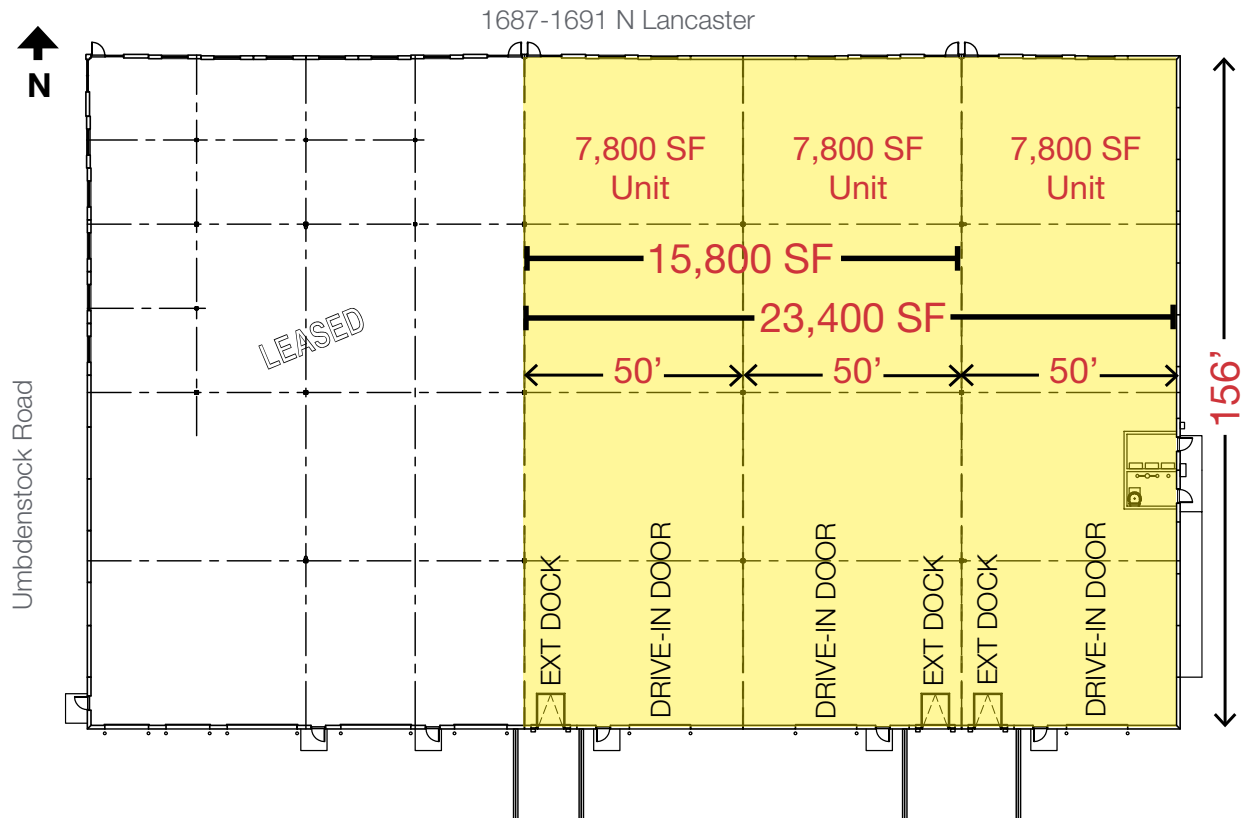
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FOR LEASE

1687-1691 North Lancaster Road

SOUTH ELGIN

SITE PLAN



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