

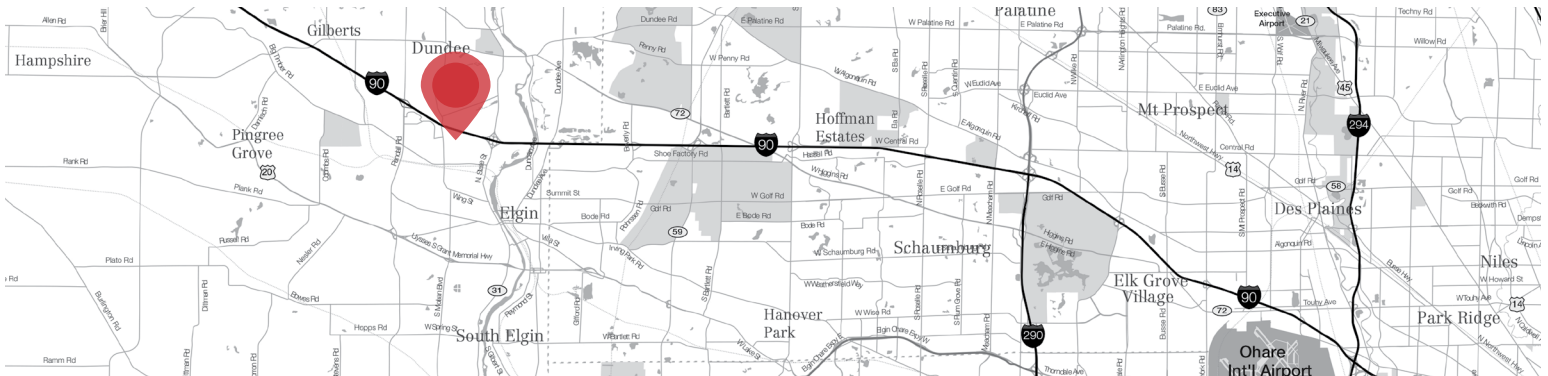


1524 DAVIS ROAD, ELGIN ILLINOIS

33,724 SF (Divisible) For Sale or Lease

PROPERTY FEATURES

- 10,075 SF office
- Approximately 2.44 AC (106,374 SF)
- 2,800 amps, 480 volts, 3-phase
- 18'6" - 19'6" clear heights
- Fully sprinklered
- Floor drains
- 4 interior docks with 3 levelers
- 1 drive-in door
- 44 parking spaces - expandable
- Taxes: \$1.95 PSF
- Lease rate: \$5.75 PSF net
- Sale price: \$2,295,000 (\$68.05 PSF)



Bruce Granger

630 693 0648

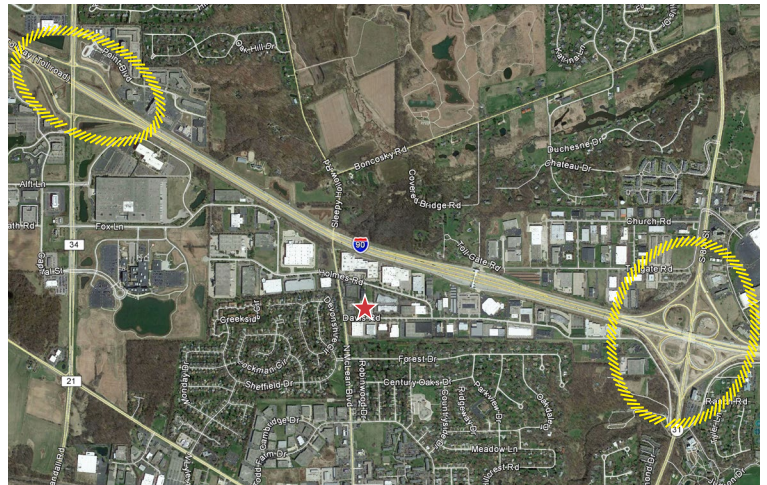
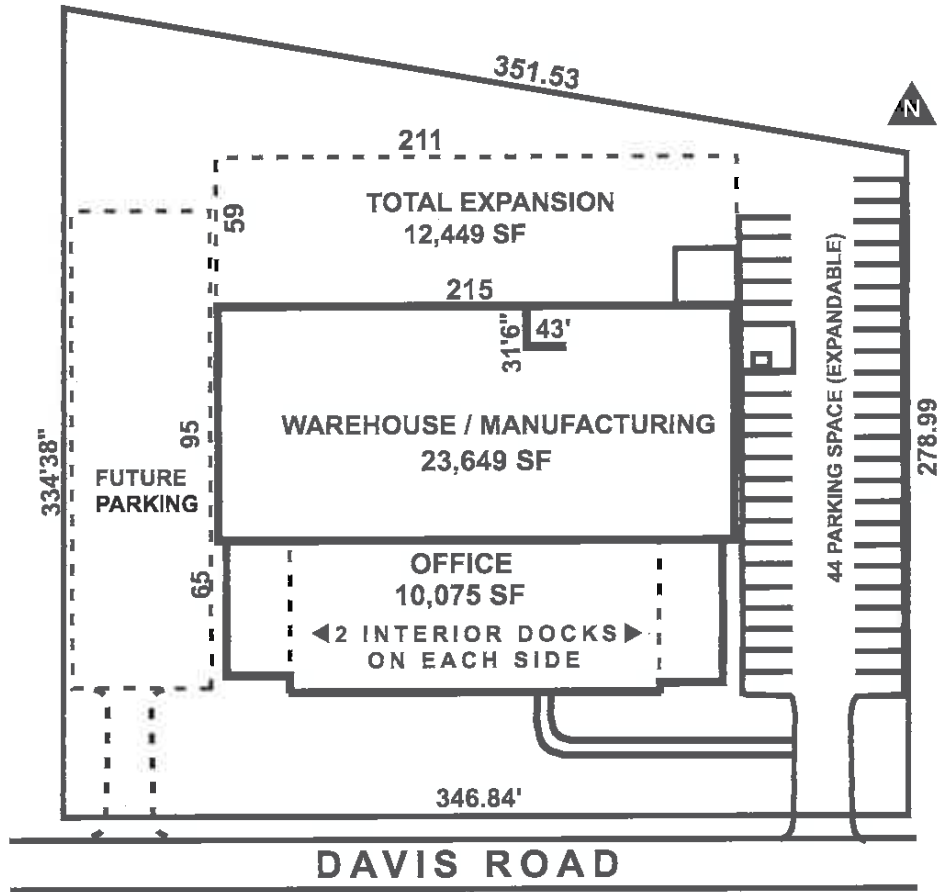
bgranger@hiffman.com

For more information go to:

www.BruceGranger.com

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Less than 2 miles to Rte. 31/I-90

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