

1700 Kiefer Drive, Zion, IL

8,331 – 56,842 SF FOR LEASE

UNDER NEW OWNERSHIP; IMPROVEMENTS UNDERWAY



## SPECIFICATIONS

BUILDING SIZE: 82,580 SF

LAND AREA: 11.35 Acres

### AVAILABLE:

UNIT A: 17,819 SF w/ 4,750 SF Office--**\$6.50 psf MG**

UNIT B: 30,692 SF w/ 3,464 SF Office--**\$5.95 psf MG**

UNIT D: 8,331 SF Showroom/Warehouse--**\$7.95 psf MG**

LOADING: 5 Truck Docks; 3 DID's (12'x14')

POWER: 600 amps @ 480v and 300 amps @ 480v

CEILING: 20' Clear

COLUMN SPACING: 32' x 32'

SPRINKLERED: Yes

ZONING: Light Manufacturing (LM)

PARKING: 85 +/- Stalls (Expandable)

AGE: 1993 (Renovations in 2020)

CAM: \$0.65 PSF (2020 estimate)

REAL ESTATE TAXES: \$1.27 PSF (2019)

- New purchaser is subdividing the facility to offer multiple size ranges with aggressive lease rates
- Warehouse/Office/Showroom; Retail exposure on Route 173 (Rosecrans Road)
- Extra Land for Potential Truck/Trailer Parking, Outdoor Storage, or Expansion

## Contact

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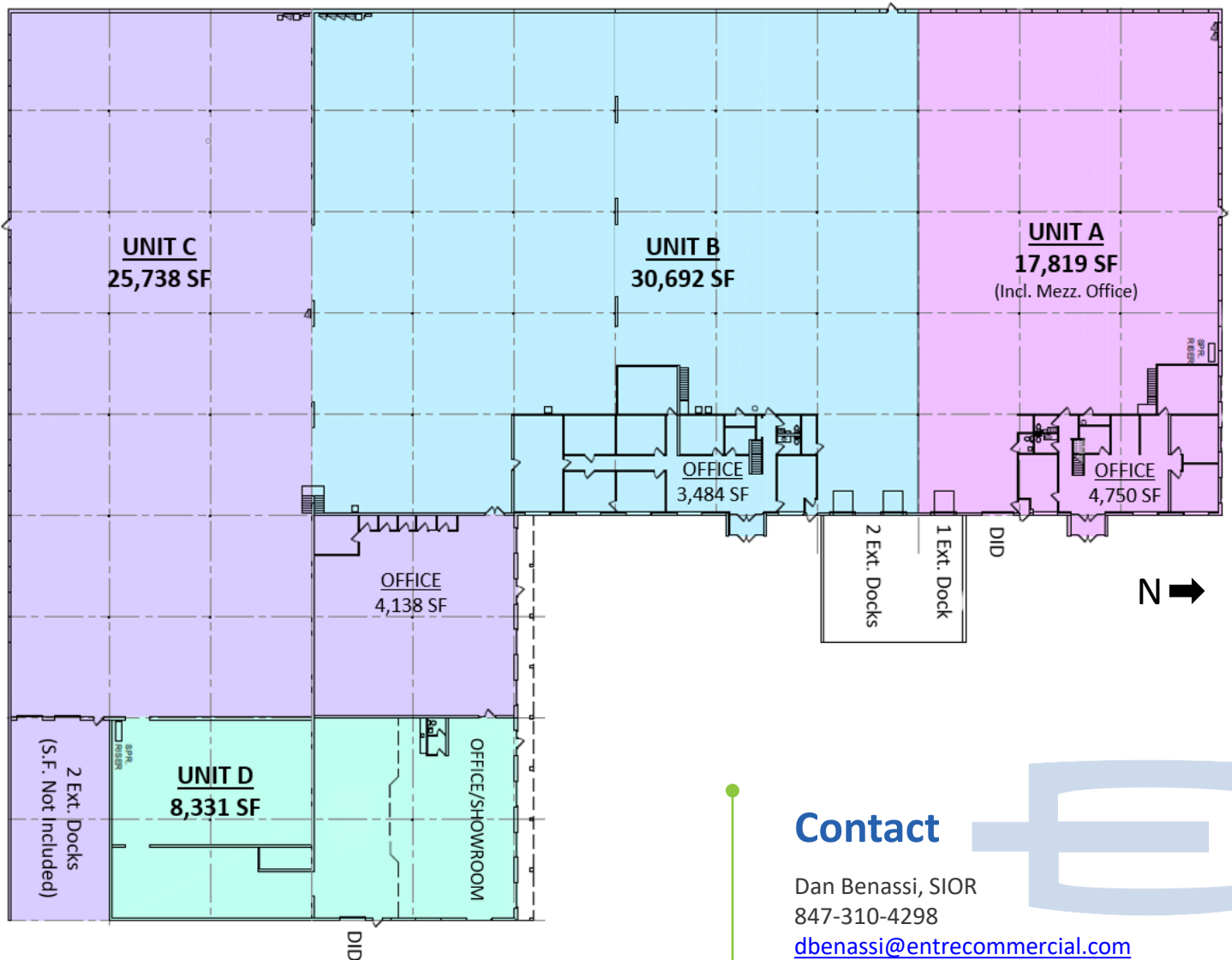
[www.entrecmercial.com](http://www.entrecmercial.com) | 847-310-4295

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

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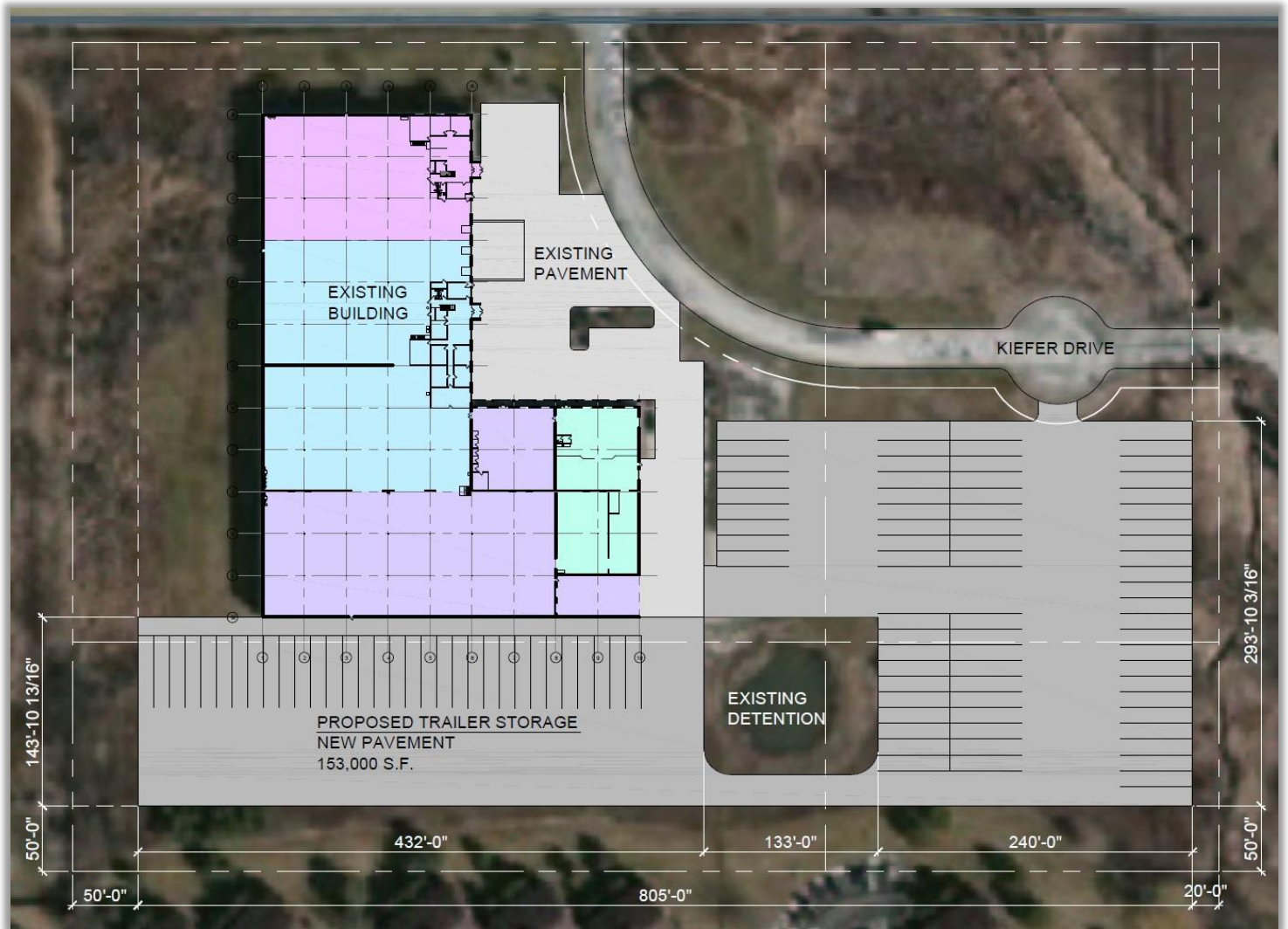
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**Concept Plan**

Extra Land for Potential Building Expansion, Parking Expansion, Truck/Trailer Parking or Outdoor Storage

\*Lease Rates TBD\*



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## LOCATION

- New owner is improving & subdividing the facility to offer various size ranges
- Low cost option to serve northern IL and southern WI
- Less than 5 miles to Interstate Highway 94
- Energy efficient radiant heating system, upgraded lighting and white-boxed warehouse
- Professionally owned and managed

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