

Institutionally Owned & Managed by:



160 WINDSOR DR. & 170 PRAIRIE LAKE RD. EAST DUNDEE, IL



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PROPERTY OVERVIEW



High Image Precast Construction Available For Lease

HIGHLIGHTS

- New institutional ownership
- Outstanding manufacturing facility
- Heavy power
- Abundant labor pool
- Temperature Controlled Machine/EDM Room
- 2,200 SF mezzanine not included in overall SF
- Low Kane county taxes

AVAILABLE

▪ Total Available:	59,600 SF
▪ Bldg 160, Suite A:	20,350 SF
Total Office:	3,800 SF
▪ Bldg 160, Suite B:	20,350 SF
Total Office:	2,520 SF
▪ Bldg 160, Suites A/B:	40,700 SF
Total Office:	6,320 SF
▪ Bldg 170, Suite C:	18,900 SF

DETAILS

160 Windsor (Available Q1 2020)

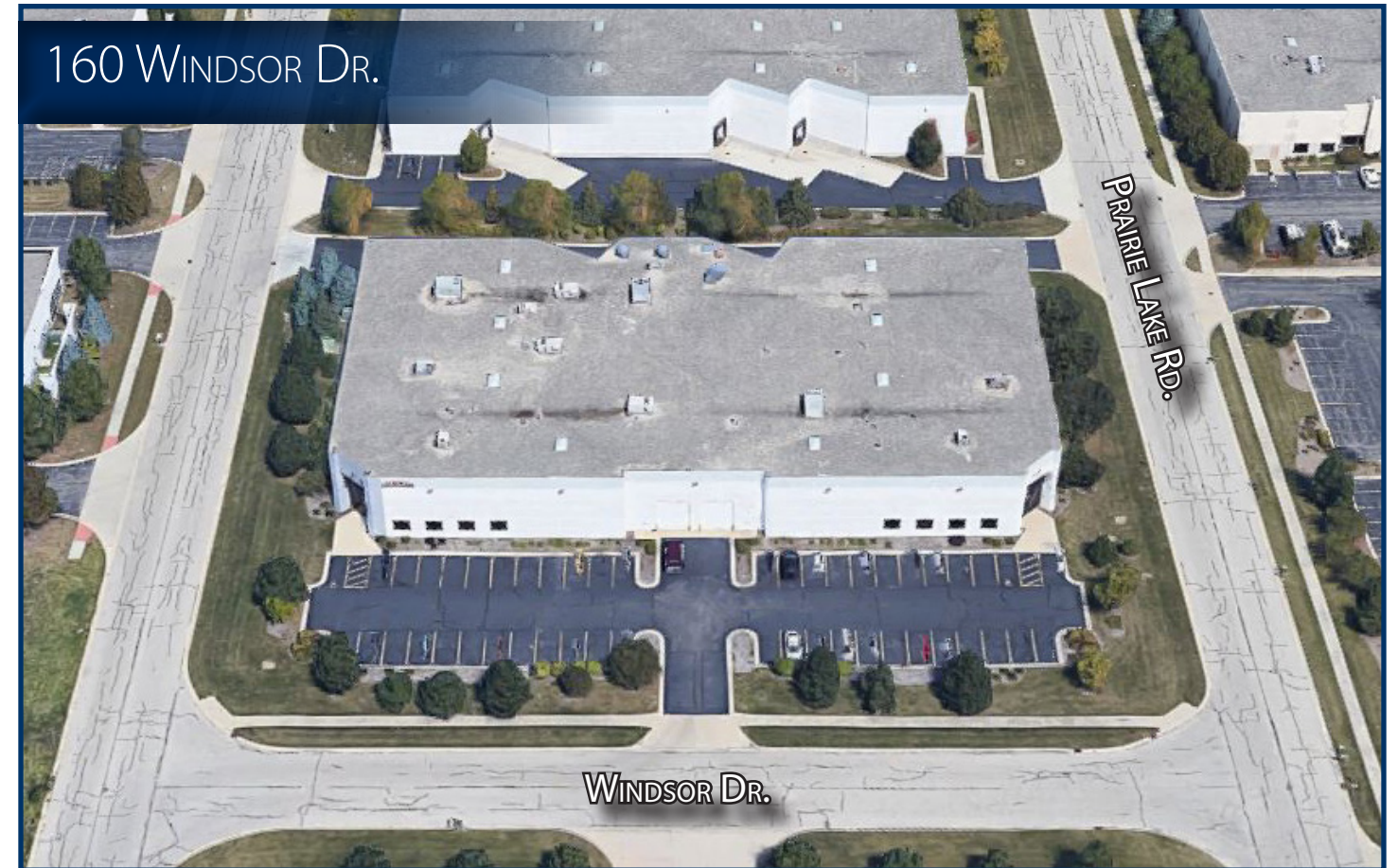
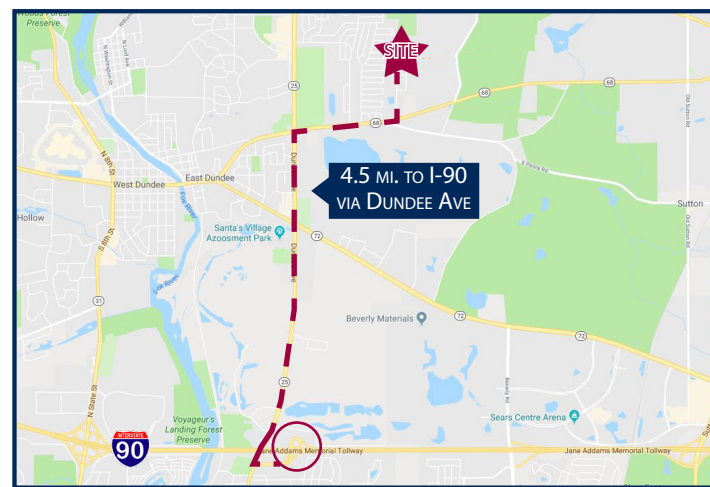
- Available: **40,700 SF* (divisible)**
- Clear Height: **24'**
- Loading: **2 Exterior Docks**
2 DID's
- Year Built: **2001**
- Taxes (2018): **\$63,085 (\$1.55 PSF)**

170 Prairie (Available Immediately)

- Available: **18,900 SF***
- Clear Height: **24'**
- Loading: **2 Exterior Docks**
1 DID
- Year Built: **2002**
- Taxes (2018): **\$32,508 (\$1.72/PSF)**

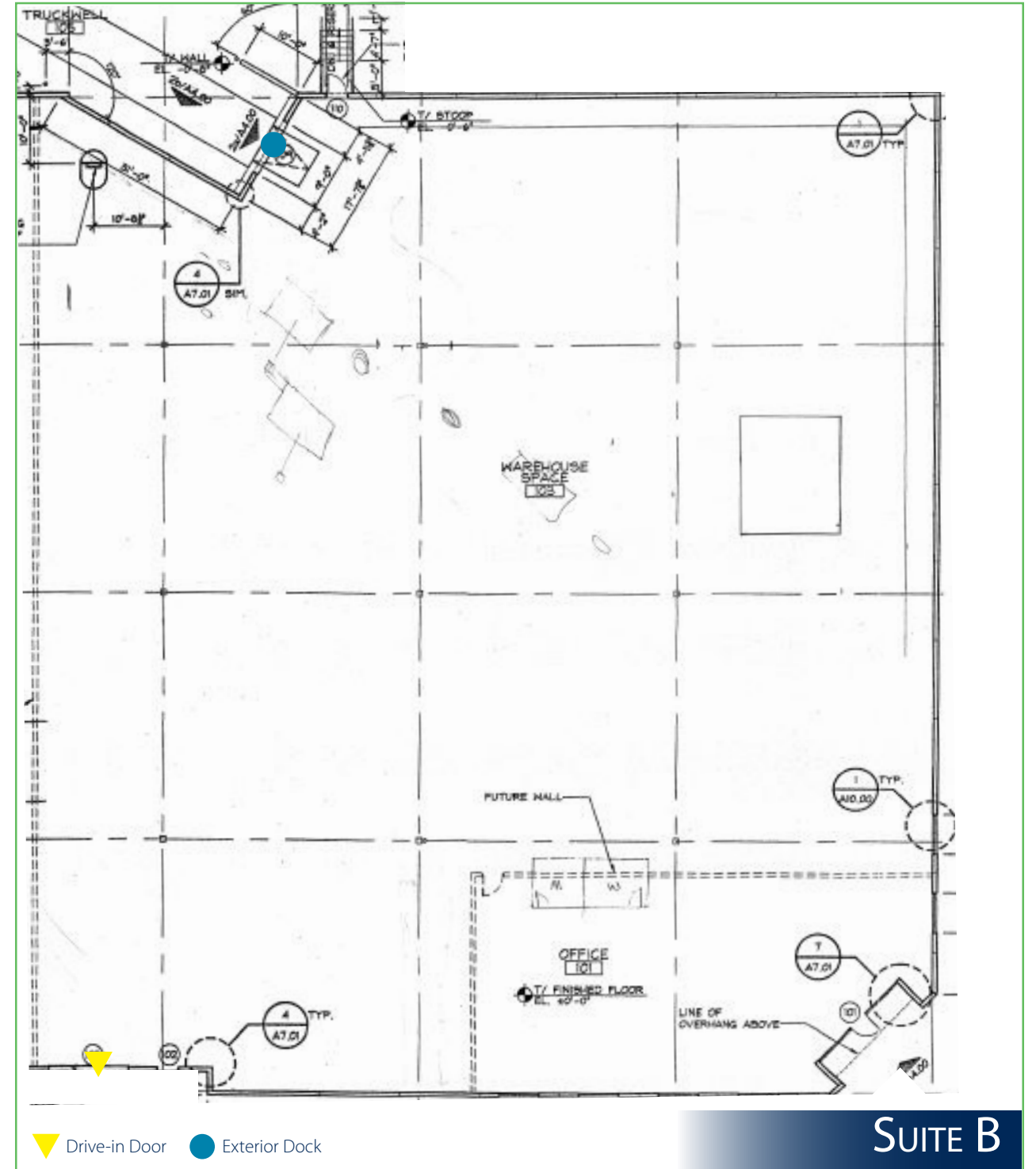
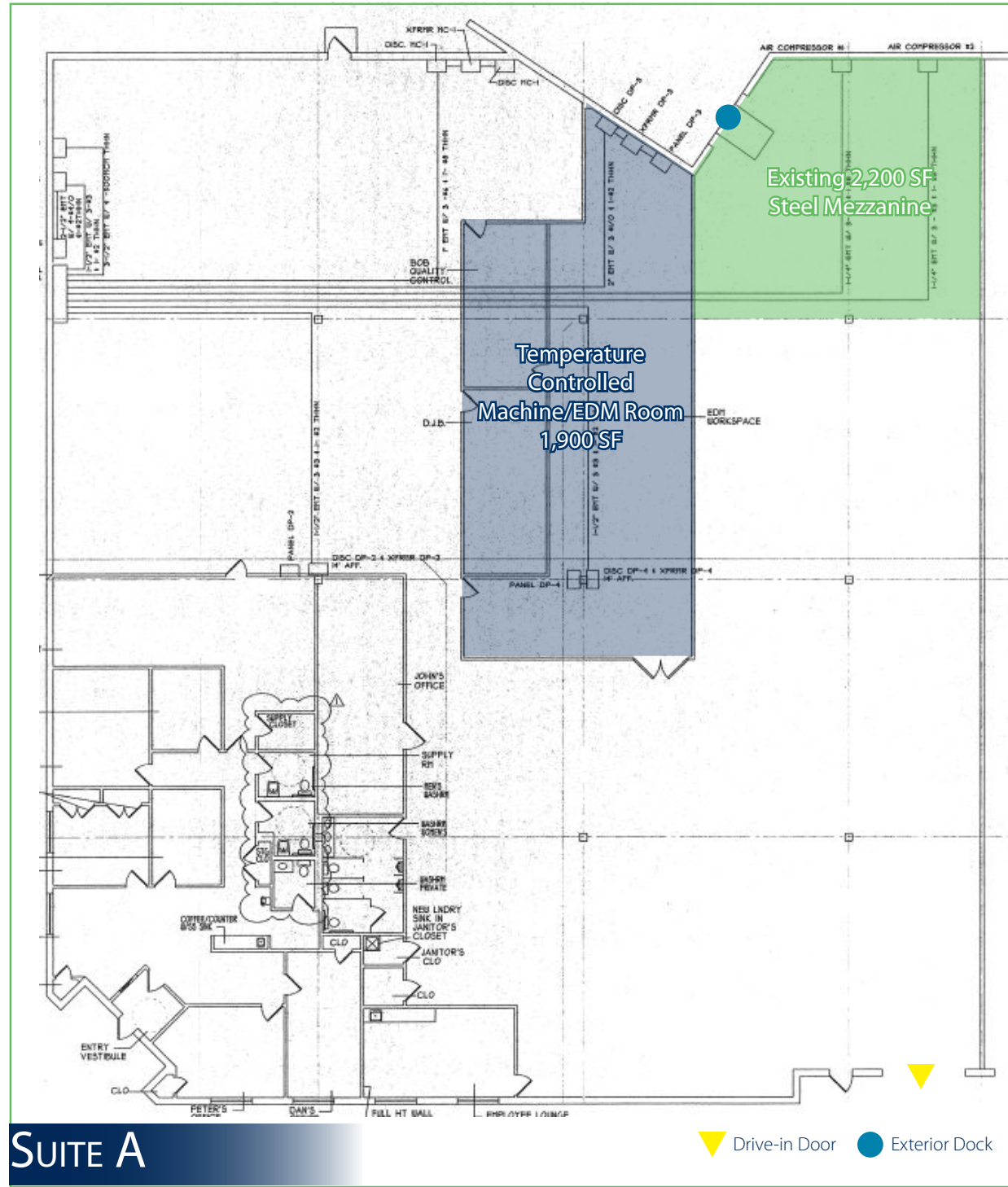
PRICING

- Lease Rate: **Subject to Offer**
- CAM: **\$0.65 PSF**

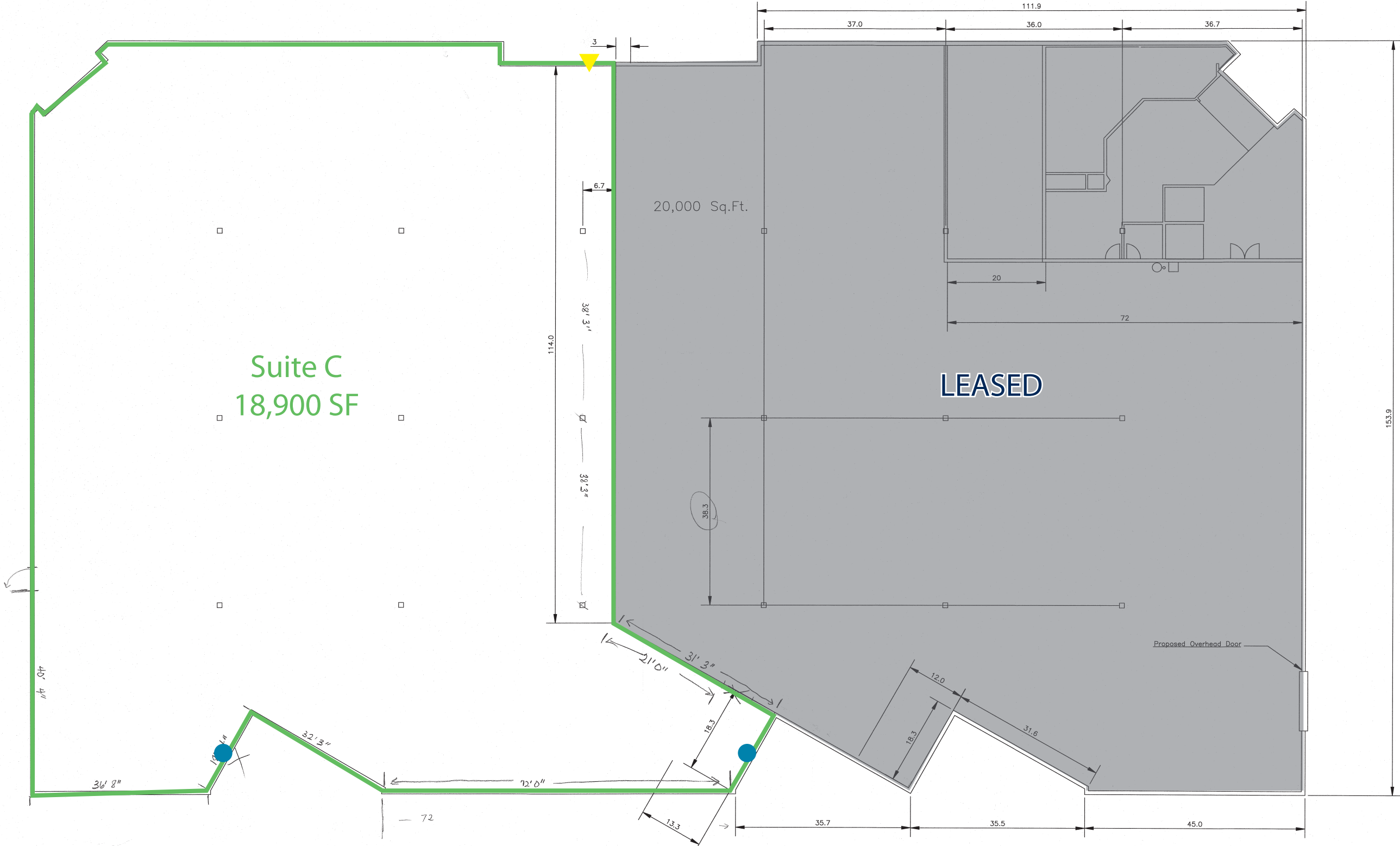


Institutionally owned & managed by: **HIGH STREET REALTY COMPANY, LLC**
A Real Estate Investment Company

SITE PLANS | 160 WINDSOR DR.



SITE PLAN | 170 PRAIRIE LAKE RD.



- Drive-in Door
- Exterior Dock



cawley
CHICAGO

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