

801 E North St, Elburn, IL

**PRICE REDUCTION!****18,486 SF FOR SALE OR LEASE**

## SPECIFICATIONS

BUILDING SIZE: 18,486 SF

OFFICE: ~1,500 SF

LAND AREA: 1.41 Acres

LOADING: 5 DID (12' x 14')

POWER: 1200 amps @ 240v

CEILINGS: 15'-17' Clear

YEAR BUILT: 1986 (Addition in 2007)

SPRINKLERED: Yes

ZONING: CM (Commercial/Manufacturing)

PARKING: 20 Spaces (Expandable)

TAXES: \$1.64 PSF (2018)

**LEASE RATE: STO**

**SALE PRICE: ~~\$1,290,000~~ \$1,200,000 (\$64.91 PSF)**

- Clean Industrial Facility
- Ideal Contractor Space
- Gated Outside Storage

## Contact



Sam Deihls  
224-202-6290  
[sdeihls@entrecommercial.com](mailto:sdeihls@entrecommercial.com)

Dan Jones, SIOR, Managing Broker  
847-310-4299  
[djones@entrecommercial.com](mailto:djones@entrecommercial.com)

Dan Benassi, SIOR  
847-310-4298  
[dbenassi@entrecommercial.com](mailto:dbenassi@entrecommercial.com)

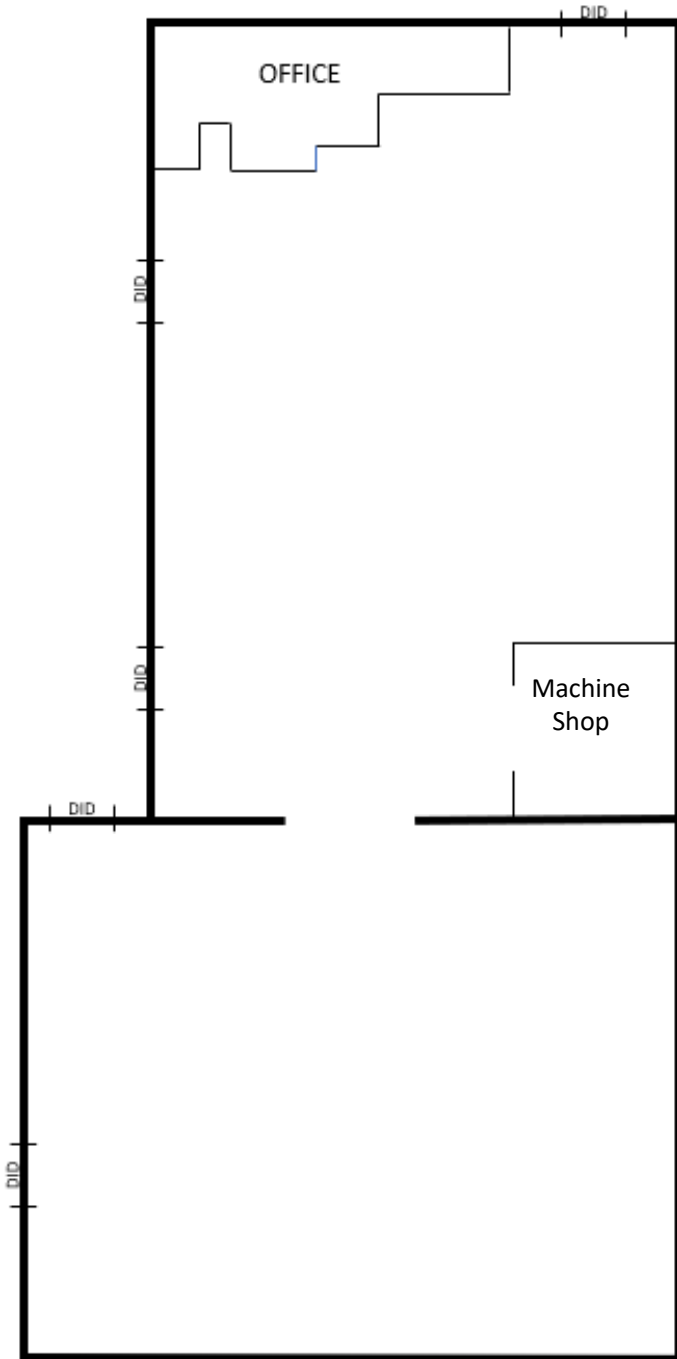
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3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

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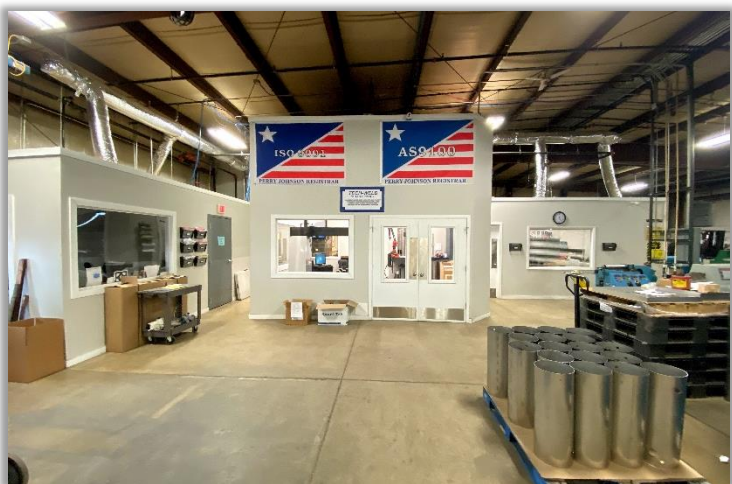
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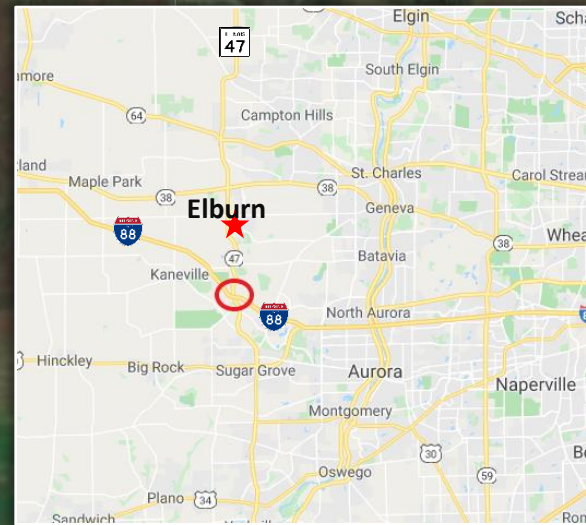
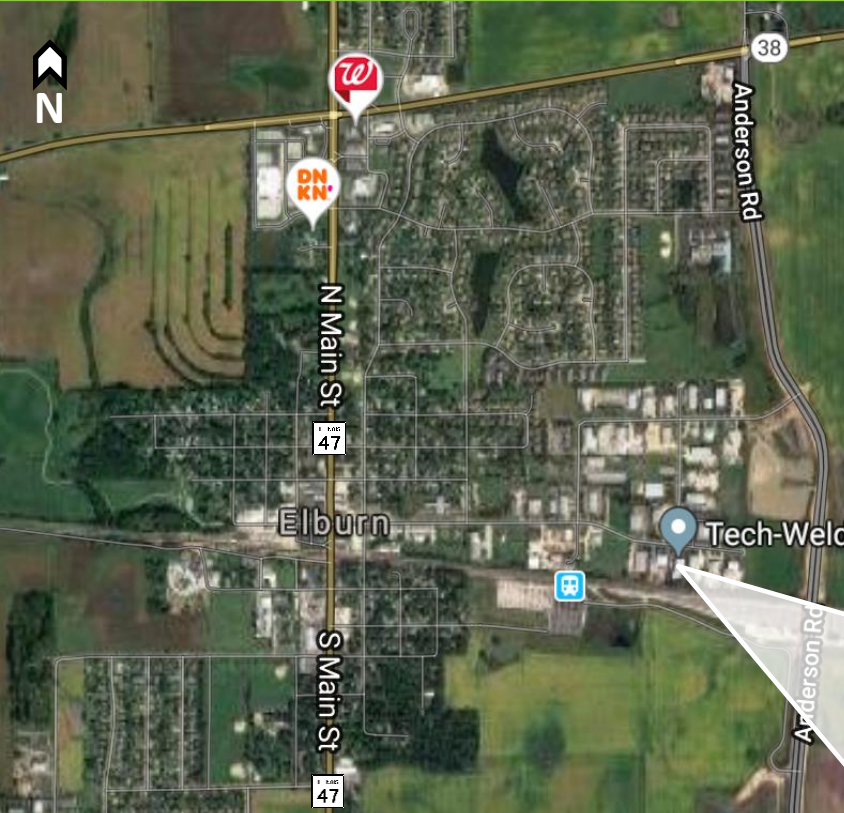
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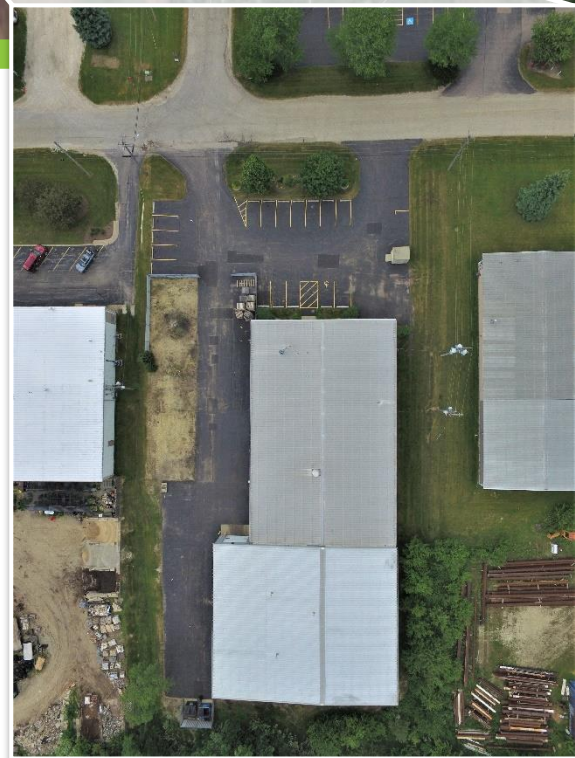
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## LOCATION

- Minutes from I-88 interchange
- In Proximity to Elburn Metra Station
- Proximity to Restaurants, Shopping, and Recreation



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