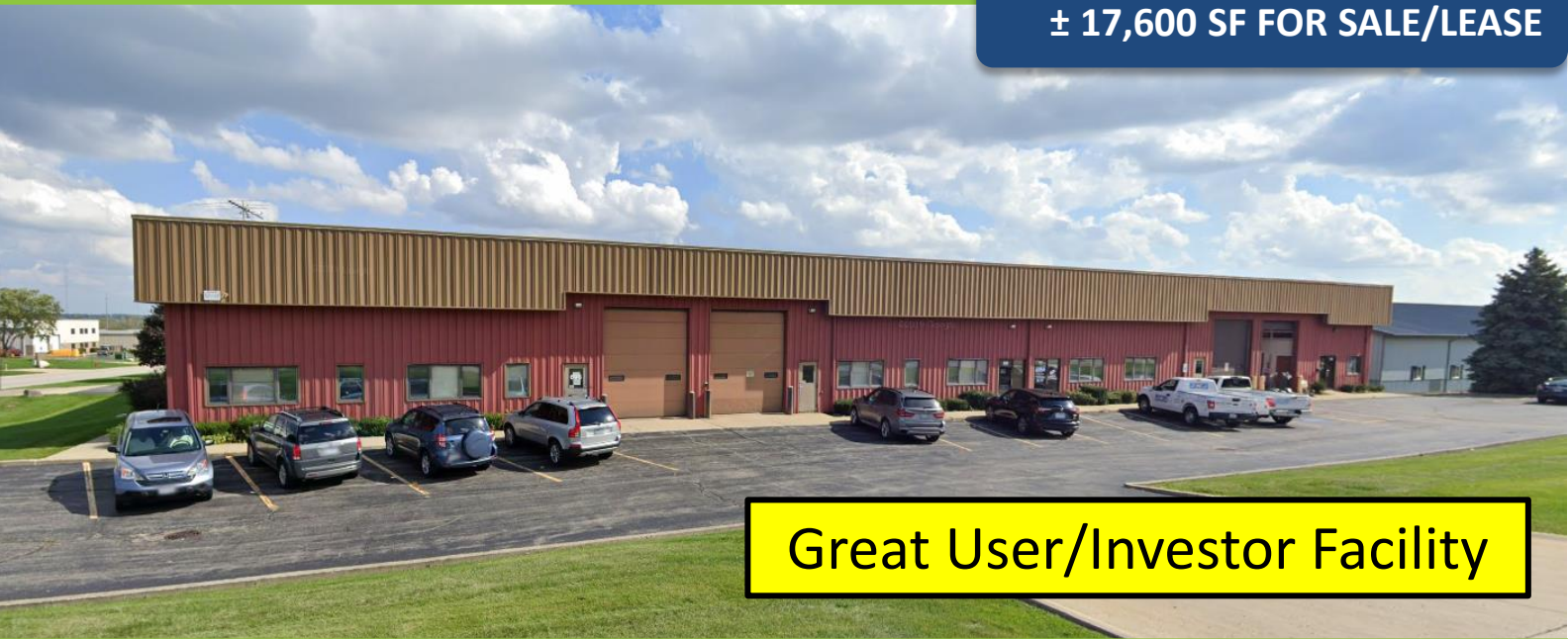


695 Sundown Road, South Elgin, IL

± 17,600 SF FOR SALE/LEASE



Great User/Investor Facility

SPECIFICATIONS

BUILDING SIZE: 17,600 SF

AVAILABLE: Unit A/B – 9,600 SF
Unit D – 3,200 SF

LOT SIZE: 1.33 Acres

YEAR BUILT: 1988

LOADING: 2 Docks / 4 Drive In Doors (10'x14')

POWER: 200 Amps 120/240 Volt 3 phase

CEILING HEIGHT: 20'

PARKING: 23 Surface Spaces

SPRINKLER: Yes

ZONING: I-1 Industrial

RE TAXES: \$1.76 PSF

FOR LEASE: 9.50 PSF MG

SALE PRICE: \$1,408,000 (\$80 PSF)

- Multi-Tenant Flex Industrial Building w/ Clear Span Units
- Tenant Income In Place
- Offices Recently Updated
- Convenient Access to I-90 via Rt. 31 and the Elgin-O'Hare Expressway
- Units Offer Private Loading Dock & DID

Contact:

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ckay@entrecmercial.com

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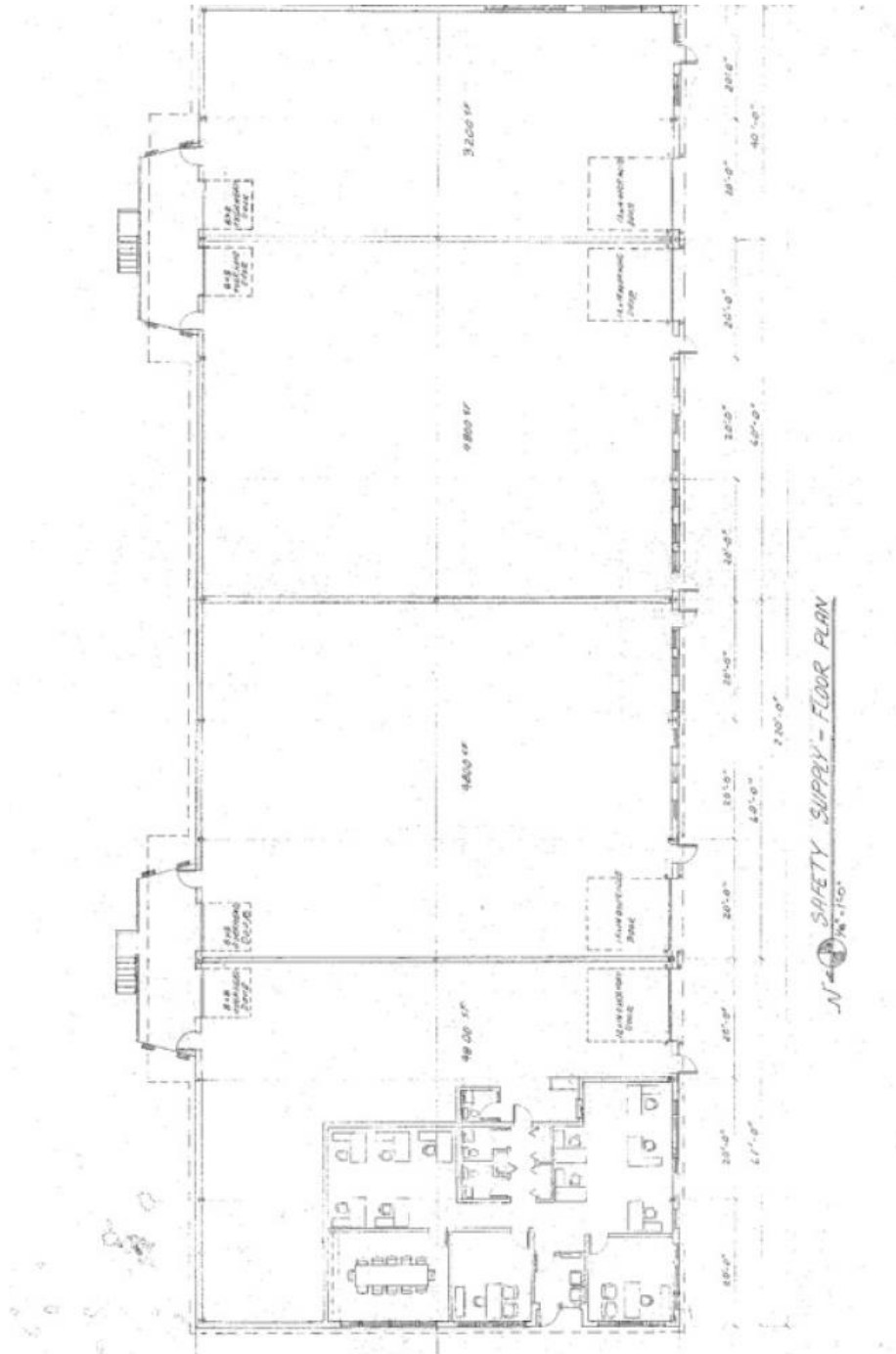
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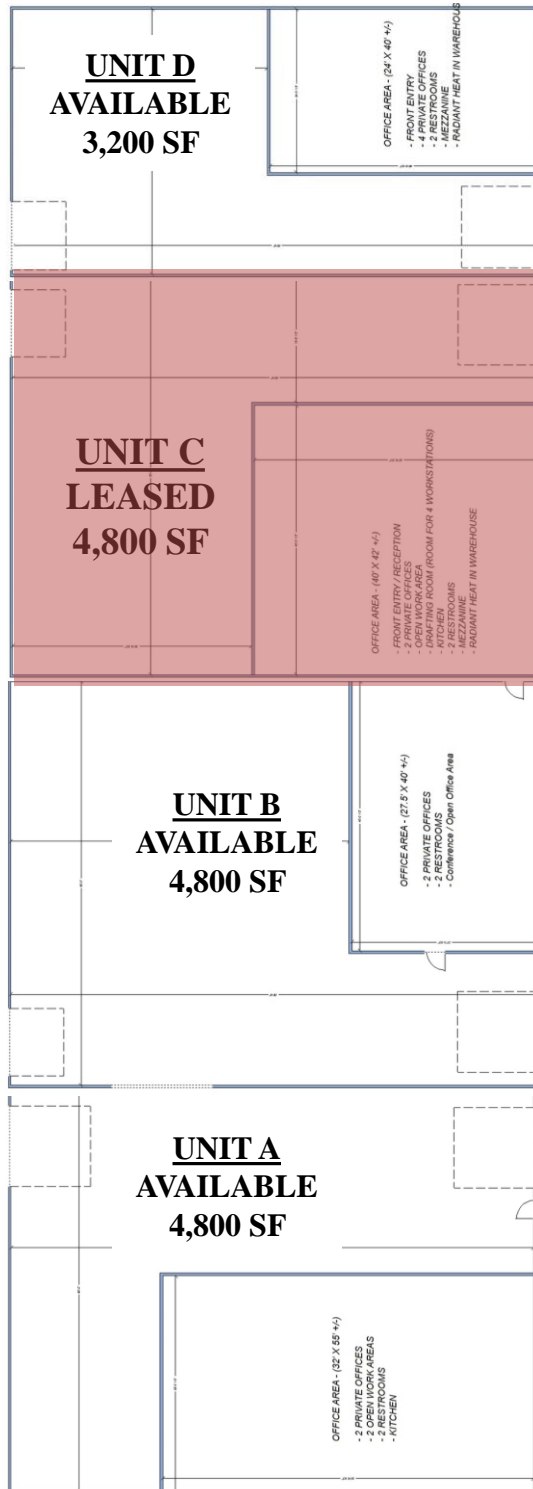
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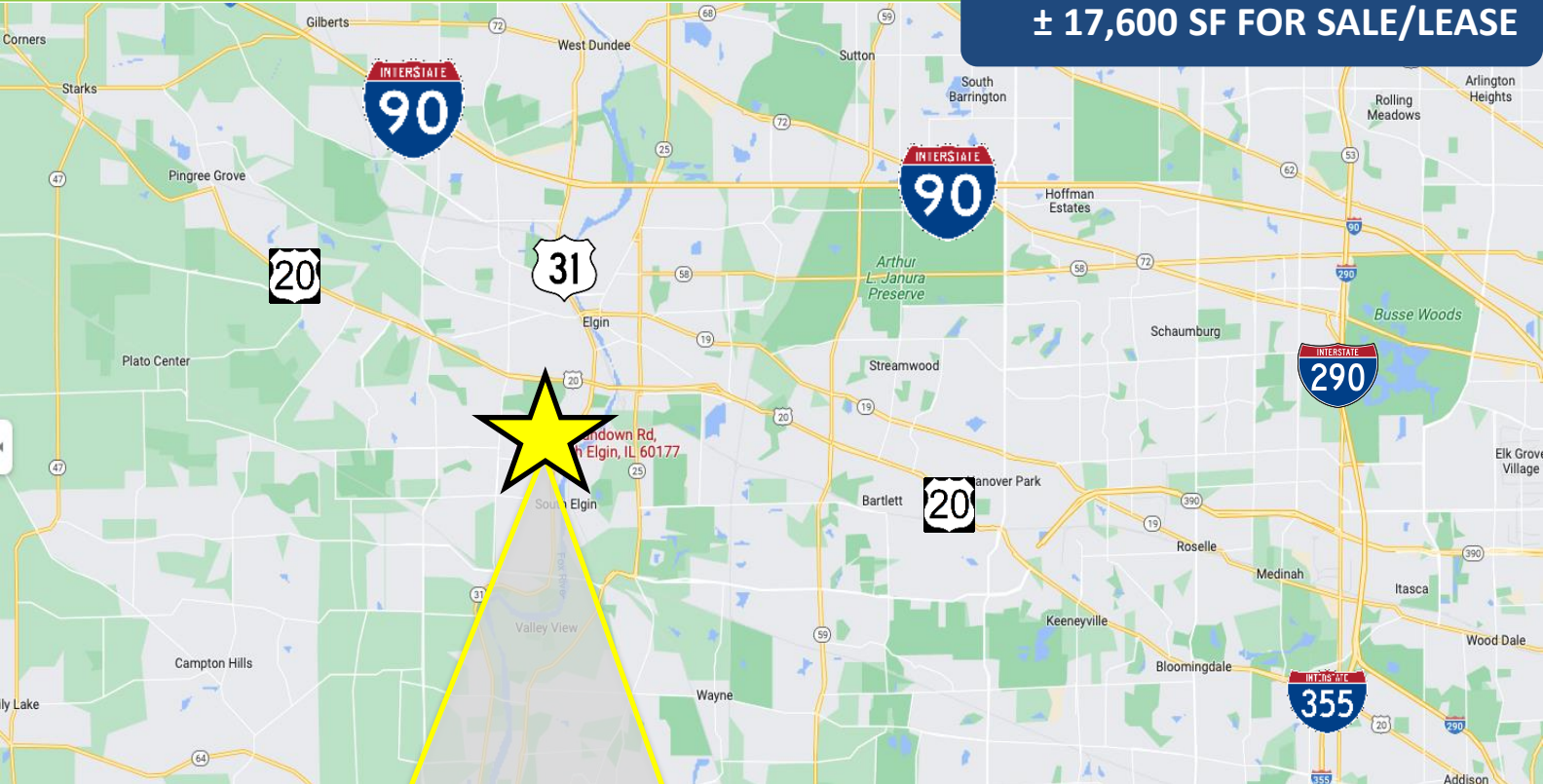
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