



BUILDING SPECIFICATIONS:

Building Size:	±15,480 SF	
Available Space:	902 A – ±7,740 SF	902 B – ±7,740 SF
Office:	±2,600 SF	±1,500 SF
Clear Height:	14'	14'
Docks	<ul style="list-style-type: none"> › 1 exterior dock with leveler › 1 drive in door (12'H x 10'W) 	<ul style="list-style-type: none"> › 1 exterior dock with leveler › 1 drive in door (10'H x 10'W)
Sprinkler:	Yes	Yes
Parking:	11 cars (expandable)	11 cars (expandable)
Power:	200A @ 240V, 3-phase	200A @ 240V, 3-phase
Lease Rate:	\$7.75 PSF Gross	
Sale Price:	Subject to Offer	
Comments:	<ul style="list-style-type: none"> › Low Kane County Taxes › Close proximity to Kirk Road & Fabyan Parkway › Excellent user / investor opportunity 	



