

AVAILABLE FOR LEASE

Alexis Court
332-334 W. Main St.
Carpentersville, IL 60110

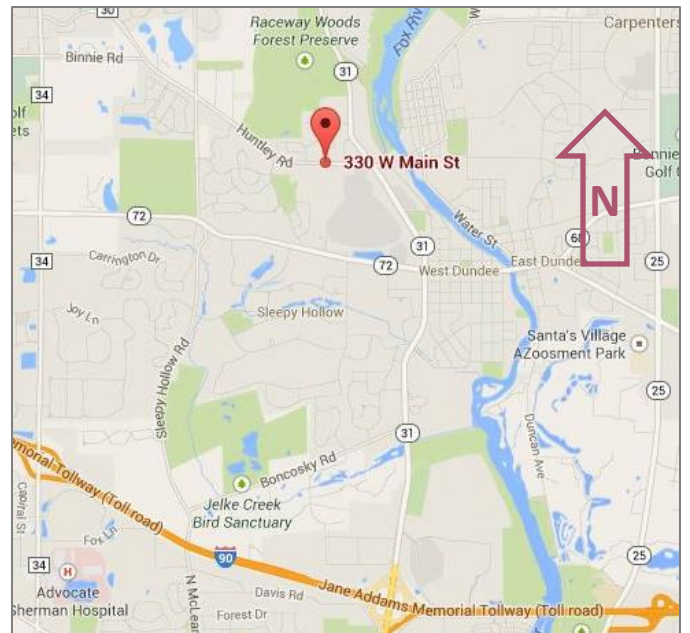


1,423 - 2,846 SF

RETAIL SPACE

\$7.99 PSF NNN

- 1,423-2,46 SF of retail space | Available now
- 4 months free on a 2-year lease
- 2 Private ADA washroom & back office
- Great visibility & location on W. Main Street (Huntley Rd.), just west of Rt. 31.
- High traffic, newer 15,000 sq. ft. neighborhood retail center, illuminated marquee sign in parkway.
- Professionally managed by Key Investment & Management Inc.



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

11/18/20

FOR FURTHER INFORMATION CONTACT:

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Real Estate

Brokerage

Leasing

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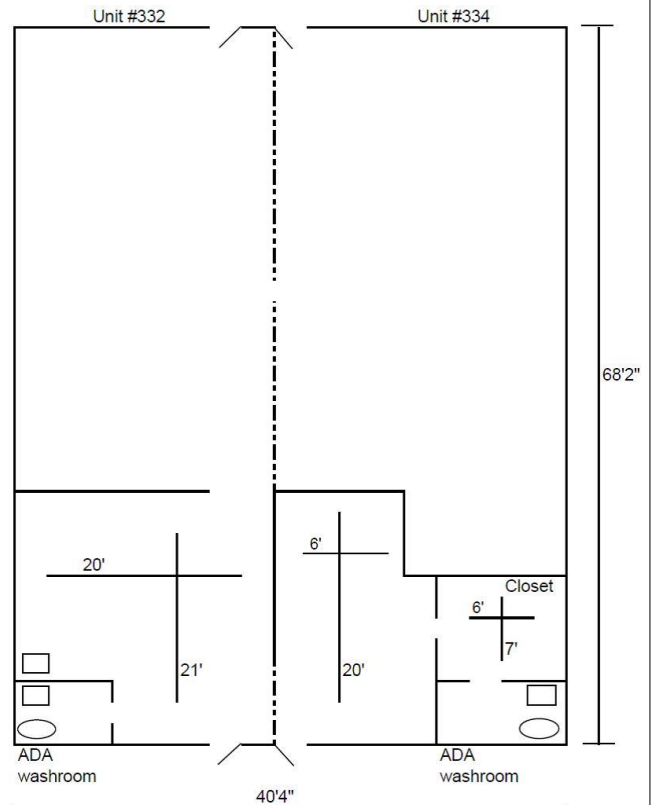
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PROPERTY SPECIFICATIONS	
Building Size:	15,547
Available Space:	1,423 - 2,846 SF
Year Built:	2002
Zoning:	C2
Parking:	Open lot
Ceiling Height:	10'
Power:	100 AMP – 2 Phase
Washrooms:	2 - ADA
Sprinklered:	Yes
Utilities:	Gas & Electric
Real Estate Taxes:	\$2.83 PSF
CAM:	\$4.02 PSF
Possession:	Immediately
Lease Term:	Minimum 1 year
Lease Rate:	\$7.99 PSF NNN \$14.84 PSF Total \$3,519.55 / Mo. Total



All dimensions are approximate. Drawing not to scale.



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