

# 1200 LUNT AVENUE

Elk Grove Village, Illinois 60007



## 52,082 SF

Available for Sale / Lease

### EXTENSIVE CAPITAL IMPROVEMENT PROJECT

#### Construction Now Underway

- New roof & skylights installed 2017 with transferable manufacturer's 20 year warranty
- New concrete dock and driveway aprons
- New parking lot and installation of storm & sewer drains
- New architectural metal facade, awning and illuminated signage
- Landscaping

New Roof with Transferable 20-Year Warranty



### Class 6b Eligible

 **LEE &  
ASSOCIATES**<sup>®</sup>  
COMMERCIAL REAL ESTATE SERVICES

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



## BUILDING SPECIFICATIONS:

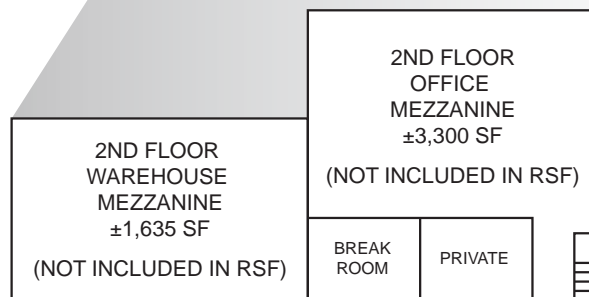
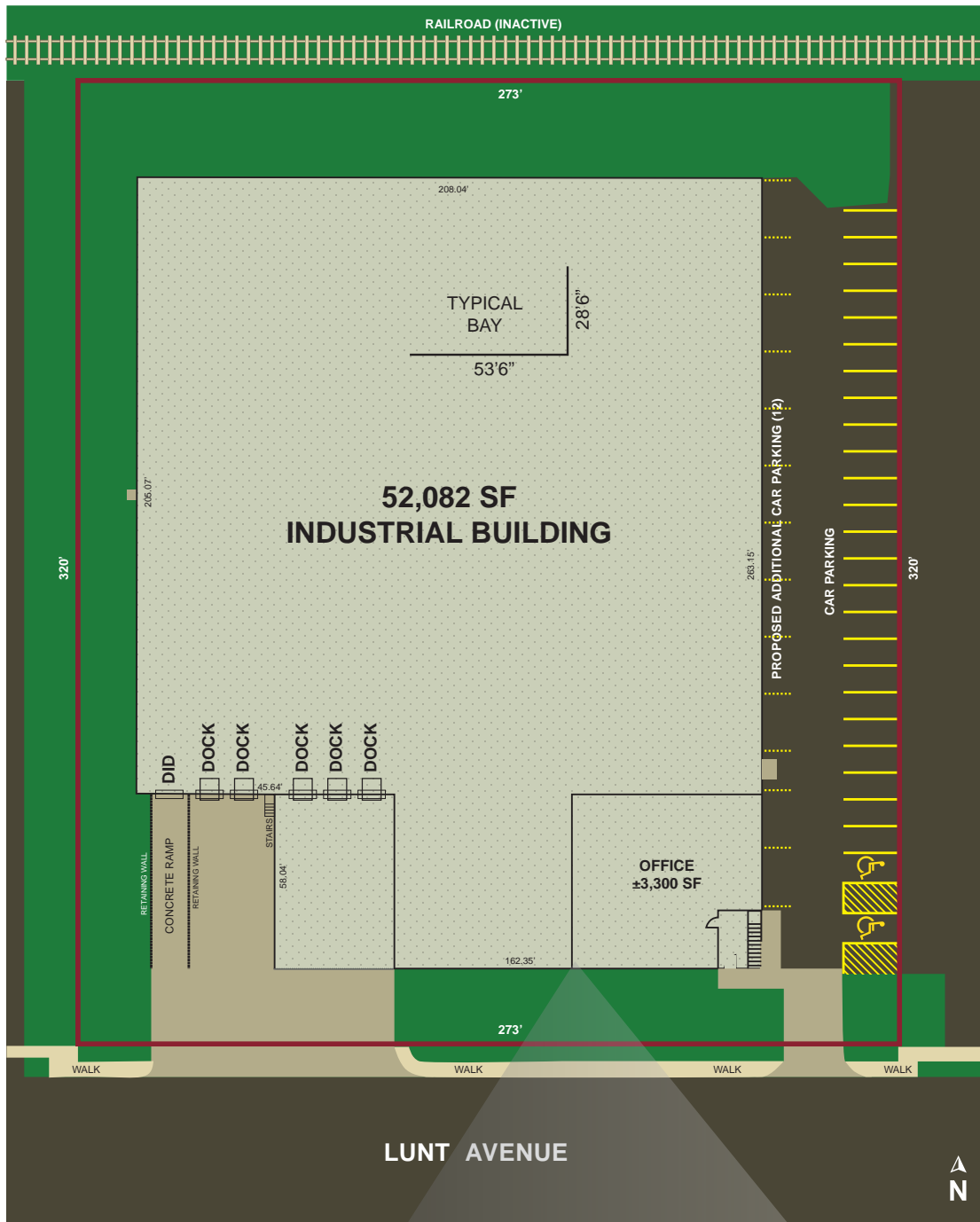
<b>Building Size:</b>	52,082 SF*
<b>Office:</b>	3,300 SF*
<b>Site Size:</b>	2.0 Acres
<b>Clear Height:</b>	23'6"
<b>Parking:</b>	26 Cars (expandable to ±38)
<b>Loading:</b>	› 5 dock doors (2 exterior / 3 interior) › 1 drive-in door
<b>Electrical:</b>	400 Amps @ 480 Volts; 3-phase
<b>Typical Bay Size:</b>	53'6" x 28'6"
<b>Sprinkler:</b>	Wet; "in-place" fire pump
<b>Age:</b>	Original 1967 / Addition 1976 / Renovated 2017
<b>Property Taxes:</b>	\$1.21 PSF (estimate with Class 6B)
<b>CAM / Mgmt:</b>	\$0.33 PSF / Property Management is 3% of Gross Receipts
<b>Insurance:</b>	\$0.12 PSF
<b>Sale Price:</b>	Subject to Offer
<b>Lease Rate:</b>	\$5.95 PSF Net



## COMMENTS:

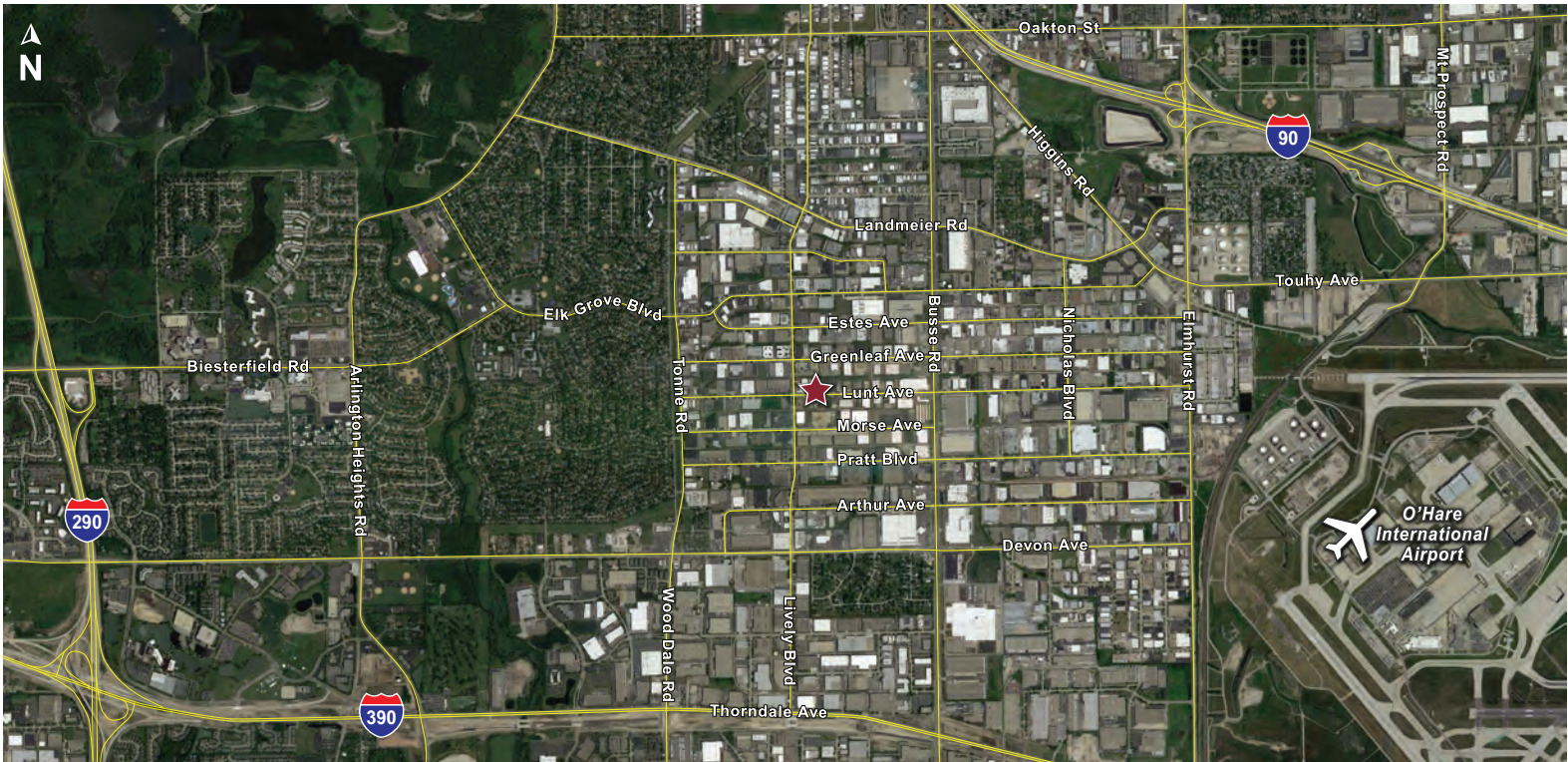
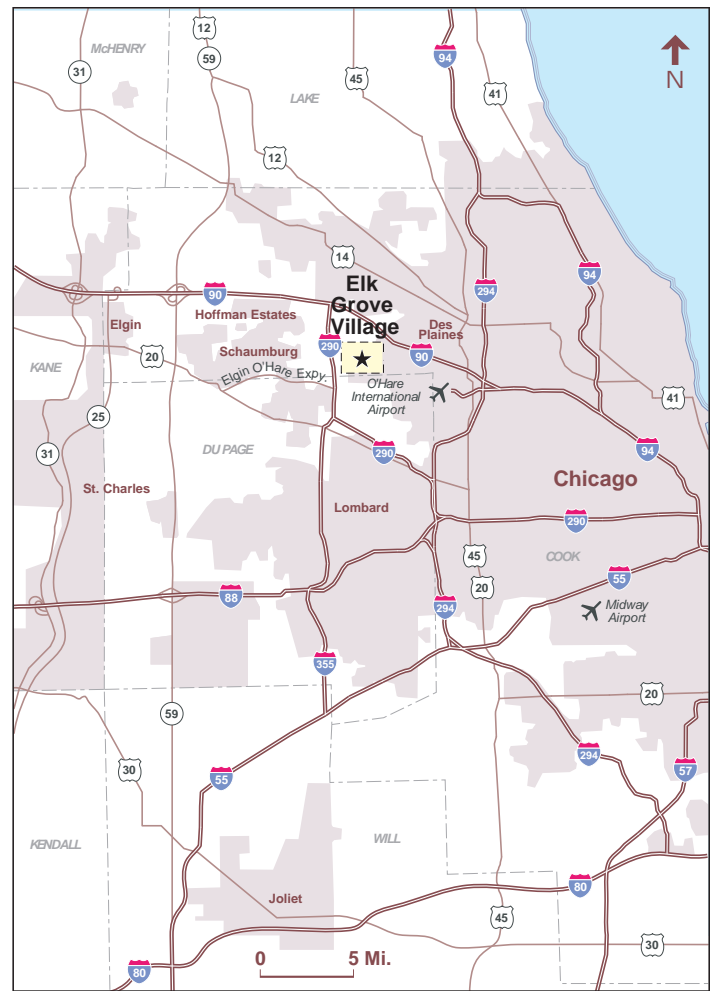
- Class 6b tax incentive eligible
- Excellent loading
- Extensive building improvements
- New roof with 20 year manufacturer's transferable warranty

\*Bonus 1,635 SF Mezzanine; not included in RSF



# THE LOCATION

- O'Hare Market
- North America's largest industrial park
- Centrally located with easy access to numerous major roadways
  - 4 miles to Elgin-O'Hare Expressway / I-390
  - 4 miles to I-290 at Thorndale Ave
  - 6 miles to I-290 at Busse / Rt 83
  - 6 miles to I-355
- 8 miles to O'Hare International Airport
- 23 miles to downtown Chicago
- 28 miles to Midway Airport



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