

For Sale or Lease

680 Industrial Drive

Cary, Illinois

MIDWEST
INDUSTRIAL FUNDS
REAL ESTATE INVESTMENT & DEVELOPMENT

79,048 SF Building | 14,575 - 54,199 Available



Building Specifications:

Total Building Size:	±79,048 SF (footprint) on 2.9 Acres
Clear Height:	18' Clear
Office:	6,814 SF on 1st Floor (additional 4,800 SF on 2nd floor)
Loading:	6 Interior Docks; 2 Drive-in Doors
Fire Suppression:	Fully Sprinklered
Electrical:	2,000 Amps @ 480 Volts; 3-Phase
Parking:	100 Cars
Available Space:	<ul style="list-style-type: none">• 14,575 - 54,199 SF• 4,800 SF Office on 1st Floor (and 4,800 SF office on 2nd floor not included in available SF but available to lease)• 3 Interior Docks; 2 Drive-in Doors• 38' x 37'11" Bay Size• Power to Suit
Lease Rate:	\$5.95 PSF Gross (including current taxes & CAM) & \$50,000 Office Allowance
Sale Price:	\$3,625,000 (\$45.85 PSF)
Comments:	<ul style="list-style-type: none">• Fantastic User/Investor Opportunity• New Roof, Renovated Warehouse & Office to Suit• Professionally Owned and Managed by Midwest Industrial Funds

For More Information Contact:

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ENTRE
Commercial Realty LLC

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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

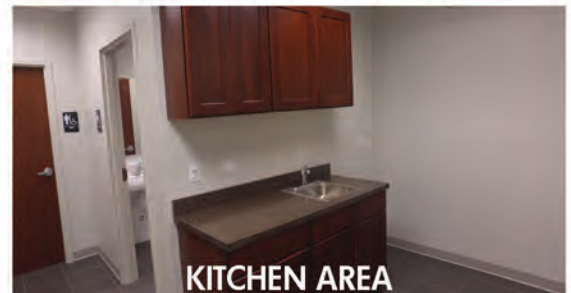
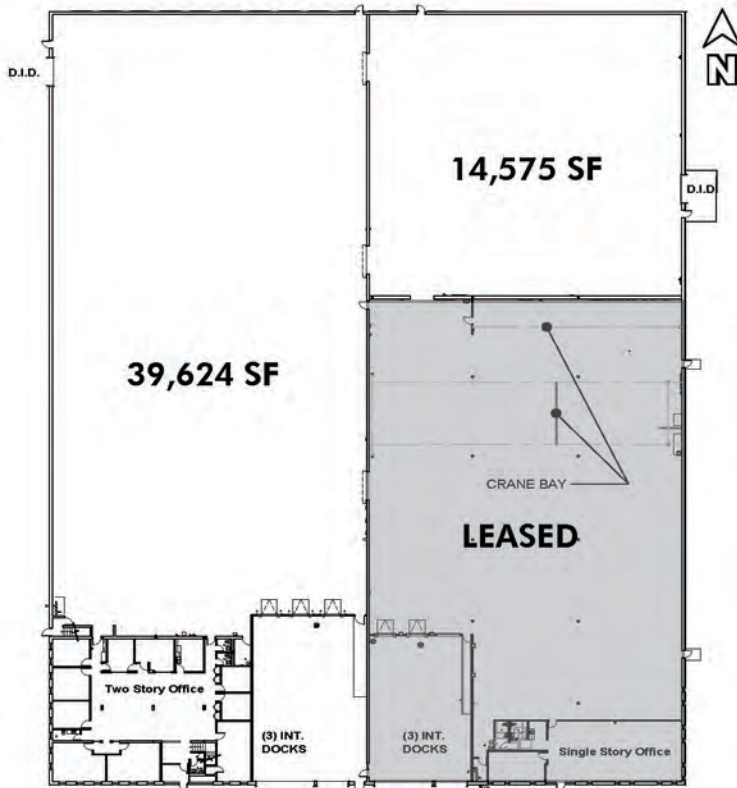
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Floor Plan and Photos



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