



<b>Industrial</b>	MLS #: <b>09156282</b>	List Price: <b>\$0</b>
Status: <b>ACTV</b>	List Date: <b>03/04/2016</b>	Orig List Price:
Area: <b>123</b>	List Dt Rec: <b>03/04/2016</b>	Sold Price:
Address: <b>1750 Todd Farm Dr Unit C, Elgin, Illinois 60123</b>		
Directions: <b>BIG TIMBER W OF MCLEAN 2 TODD FARM N2 PROPERTY</b>		
Sold by:	List. Mkt Time: <b>315</b>	Rented Price:
Closed:	Contract:	Lease SF/Y: <b>\$4.60</b>
Off Mkt:	Points:	Mthly. Rnt. Price:
Township: <b>Elgin</b>	Unincorporated:	CTGF:
Coordinates:	Subdivision:	Blt Before 78: <b>No</b>
Year Built: <b>2001</b>	PIN #:	County: <b>Kane</b>
Zone Type: <b>Industrial</b>		Multiple PINs:
Act Zoning: <b>I</b>		Min Rentable SF: <b>11800</b>
Subtype: <b>Manufacturing / Warehousing</b>		Max Rentable SF: <b>11800</b>
Tot Bldg SF:	# Stories: <b>1</b>	Lease Type: <b>Modified Gross</b>
Office SF: <b>2800</b>	Gross Rentable Area:	Com Area Maint SF/Y: <b>\$0.63</b>
	Net Rentable Area:	Est. Tax per SF/Y: <b>\$1.91</b>
Lot Dim:	Investment:	User:

Remarks: **Hurry! Great opportunity! Very versatile industrial building close to I-90 interchange! Approximately 2,800 square feet of built-out office space! Separate front lobby area, 5 separate offices, 1 large conference/office area, kitchen/break room, his and hers bathrooms and access to approximately 7,000 square feet of open warehouse! Approximately 30' ceiling height, drive-in overhead door and access to a common loading dock area! This building is impeccably maintained! Available now!**

Approximate Age: <b>7-15 Years</b>	Bay Size:	Air Cond: <b>Central Air</b>
Type Ownership:	# Trailer Docks: <b>2</b>	Electricity: <b>Circuit Breakers</b>
Frontage/Access:	Construction:	Heat/Ventilation: <b>Forced Air, Gas</b>
Current Use:	Exterior:	Fire Protection: <b>Fire Extinguisher/s, Sprinklers-Wet</b>
Potential Use:	Foundation:	Water Drainage:
Known Encumbrances:	Roof Structure:	Utilities To Site:
Client Needs:	Roof Coverings:	Tenant Pays: <b>Varies by Tenant</b>
Client Will:	Docks/Delivery:	HERS Index Score:
Geographic Locale: <b>Northwest Suburban</b>	Misc. Outside:	Green Disc:
Location:	# Parking Spaces:	Green Rating Source:
# Drive in Doors: <b>1</b>	Indoor Parking:	Green Feats:
Door Dimensions:	Outdoor Parking:	Backup Info:
Freight Elevators:	Total # Units:	Sale Terms:
Min Ceiling Height: '	Total # Tenants:	Possession:
Max Ceiling Height: '	Extra Storage Space:	
Clear Span:	Misc. Inside:	
	Floor Finish:	

**Financial Information**

Monthly Rental Income:	Total Monthly Income:	Total Annual Income:
Annual Net Oper Income:	Net Oper Income Year:	Cap Rate:
Real Estate Taxes:	Total Annual Expenses:	Expense Year:
Tax Year:	Expense Source:	Loss Factor:

Agent Remarks: **Available now! Don't wait!**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Agent Owned/Interest: <b>No</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Lock Box: <b>Combination Box</b>
Listing Type: <b>Exclusive Right to Lease</b>	Address on Internet: <b>Yes</b>	Special Comp Info: <b>Variable</b>
Coop Comp: <b>3%, 1.5%, 1.5% (on Gross SP)</b>	Other Compensation:	Call for Rent Roll Info:
Information: <b>Short Notice OK, Show-Call Listing Office</b>	Cont. to Show?:	Expiration Date:
Broker: <b>RE/MAX Horizon (7450)</b>	Ph #: <b>(847) 931-7500</b>	Team: <b>Team Wisdom - Bob &amp; Lisa Wisdom</b>
List Agent: <b>Robert Wisdom (70036)</b>	Ph #: <b>(847) 695-8348</b>	Agent Addn'l Info:
Email: <b>wisdom@TeamWisdomRealEstate.com</b>	Agent Alt Ph #:	
Co-lister: <b>Lisa Wisdom (77640)</b>	Ph #: <b>(847) 695-8348</b>	

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Prepared By: Robert Wisdom | RE/MAX Horizon | 01/12/2017 08:50 AM