

1185 JANSEN FARM COURT ELGIN, IL 60123

FOR SALE

MLS # 11704365

January 16, 2023



INDUSTRIAL • 16,454 SF

\$1,200,000 (\$72.93 psf)

DESCRIPTION

Industrial Building 16,454 SF

16,454 SF Masonry industrial building located only a few minutes from I-90. Features ± 2,000 SF office area with 6 private offices, conference room, kitchenette area, break room, 4 bathrooms.

The warehouse portions have 12'9" ceilings, 200 amp, 3 Phase power and fully climate controlled and fully sprinklered.

32 parking spaces in private lot and 1 truck dock w/ leveler and 1 8'x8' DID. Roof reportedly less than 10 years old and in good condition.

Ideal for industrial user or investor adding to a portfolio. Possession Available late spring 2023.

SPECIFICATIONS

Land Size	1.15 AC
Year Built	1989-1994
Office Size	±2,000 SF
HVAC System	GFA / Central Air
Electrical	200 AMP, 3 Phase
Sprinkled	Yes
Washrooms	4
Ceiling Height	12'9" (warehouse)
Parking	32
DID's	1 8'x8'
Truck Dock	1 w/ Leveler
Sewer/Water	City
Zoning	GI
Taxes	\$34,285 (2021)
Possession	Late Spring 2023
PIN Number	06-04-402-002

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. This document is for information purposes only. No offer of sub-agency is being made.

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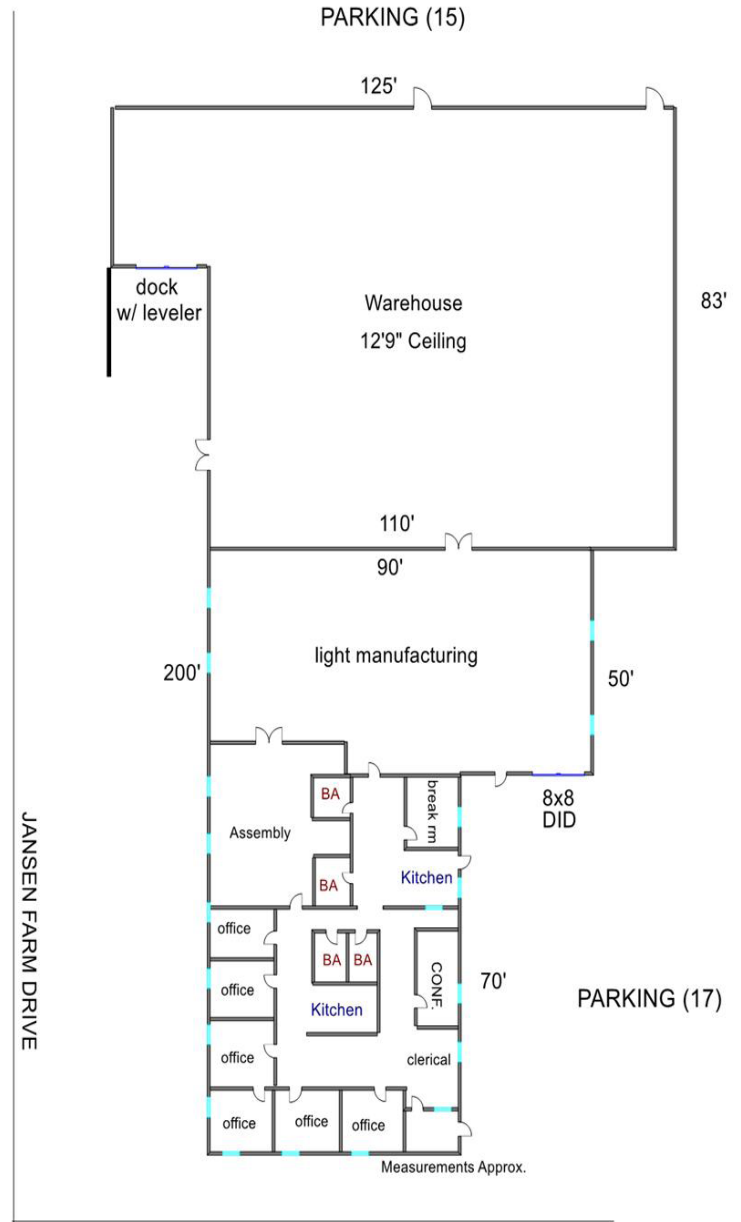
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LAYOUT



JANSEN FARM CT.

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