

460 Jennings Drive
Lake in the Hills, IL 60156

For Sale

MLS #11884286

INDUSTRIAL



INDUSTRIAL FLEX 8,700 SF

\$737,500 (\$84.77 PSF)

**INDUSTRIAL FLEX BUILDING
8,700 SF**

8,700 SF freestanding industrial flex building with 4,700 SF office and 4,000 SF warehouse with mezzanine above the office for loads of storage.

15' ceilings, 4 12x14 DID's, heavy power, triple basin drains and 2-sided lined electronic signage on Rakow Road for extraordinary visibility. Clear span building. Easy to reclaim office for more warehouse if desired. This building can easily be split into two units.

Portfolio of 3 surrounding fully leased industrial buildings (450, 470, 471 Jennings) also for sale individually or combined.

Specifications

Land Size:	0.57 Acres
Year Built:	1999
Office Size:	4,700 SF
HVAC System:	GFA
Electrical:	600 amp, 480V, 3 Phase
Sprinklers:	No
Washrooms:	3
Ceiling Height:	15 ft
Parking:	22
DID's:	4 (12 x 14)
Sewer/Water:	Well / City Sewer
Zoning:	M1
Taxes:	\$18,438.00
PIN #:	19-08-478-005

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Senior Broker
Bruce Kaplan

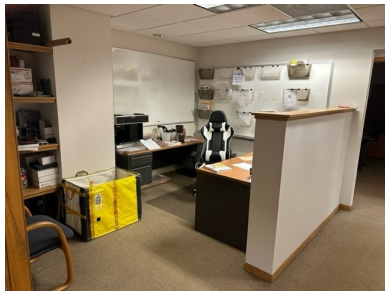
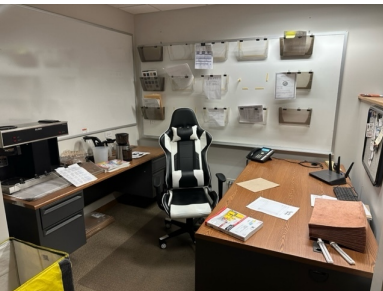
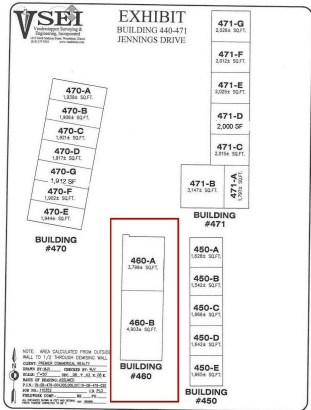
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