

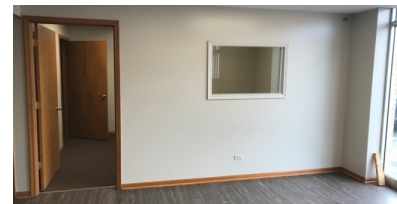
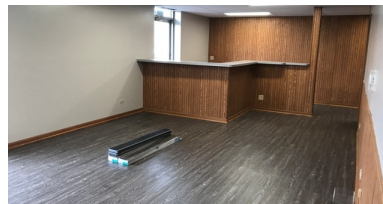
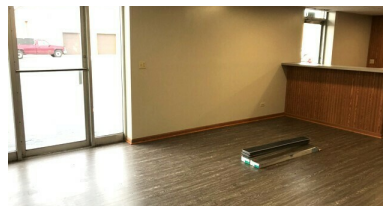
1405-A Timber Drive

Elgin, IL 60123

For Lease

MLS #11902135

INDUSTRIAL



INDUSTRIAL FLEX 2,420 SF

\$2,420/MO. \$12. PSF (GROSS)

INDUSTRIAL FLEX

2,420 SF Flex

1,475 SF Office - 945 SF Warehouse

2,420 SF Flex space located within a multi-tenant building. 1,475 SF Office with (4) private offices, open clerical/showroom, (2) ADA baths, plus 945 SF warehouse with 1 10×10 DID.

Located within minutes of I-90 via Randall Rd or Route 31, within a few blocks of the Metra Station off Big Timber Rd. Available 12/1/23.

Specifications

Building Size:	23,690 SF
Year Built:	1985
Office Size:	1475 SF
HVAC System:	GFA / Central Air
Electrical:	240 / 3 Phase
Sprinklers:	No
Washrooms:	2
Ceiling Height:	9 ft (office) 14' (Warehouse)
Parking:	6
DID's:	1 10×10
Sewer/Water:	City
Zoning:	I1
CAM & Taxes	Included
PIN #:	06-10-126-006

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Senior Broker

Sharon Glasshof

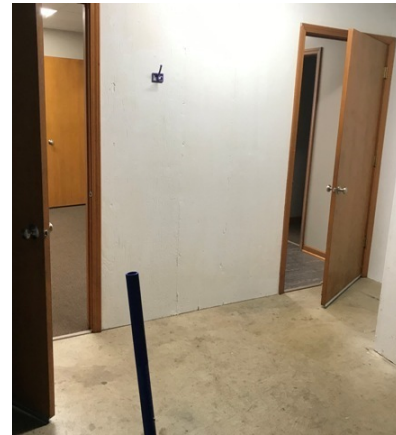
SharonG@PremierCommercialRealty.com

O: 847.854.2300 xx14 C: 847.533.6974

1405-A Timber Drive
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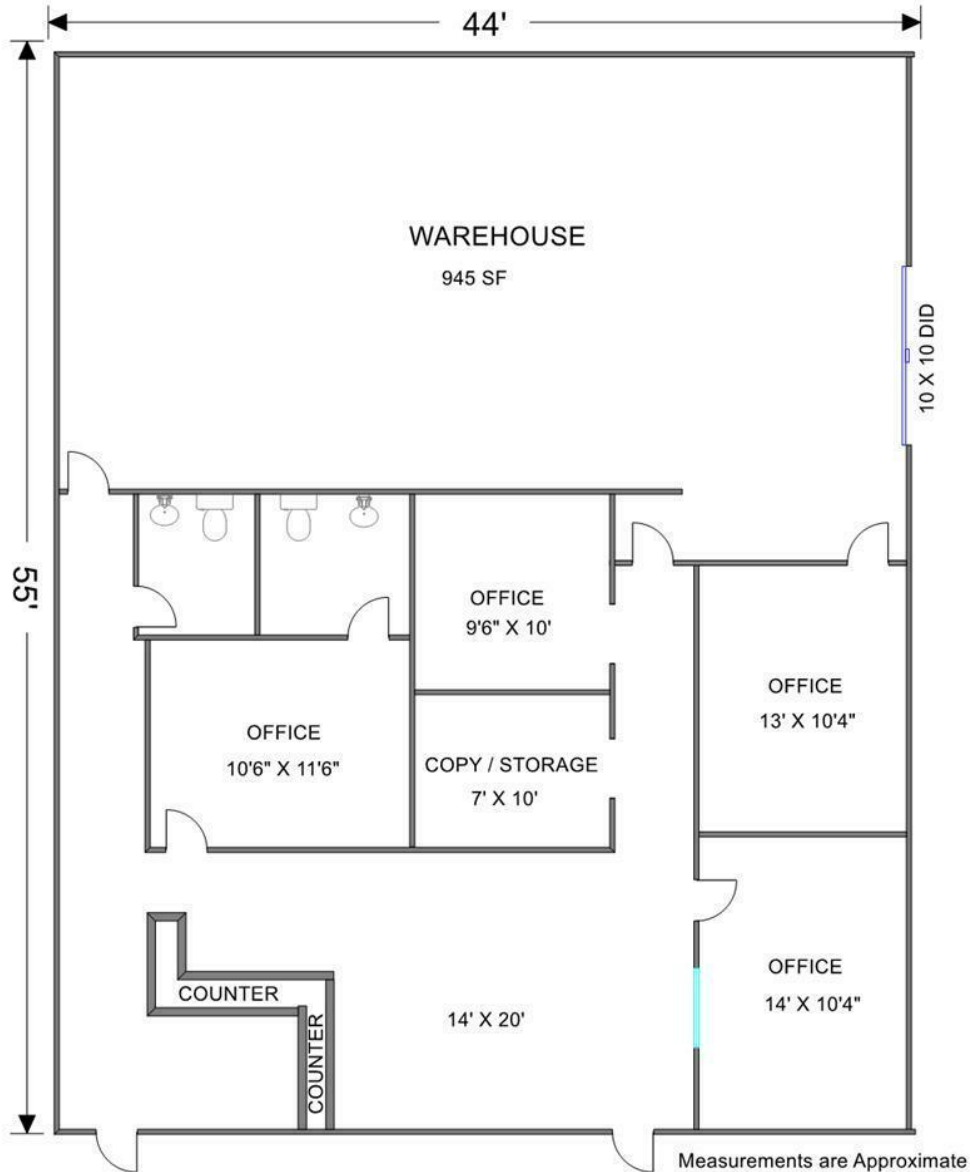
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1405A 2,420 SF FLEX



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