

1403A Timber Dr.
Elgin, IL 60123

For Lease

MLS #10669058

INDUSTRIAL FLEX



INDUSTRIAL FLEX

2,800 SF

\$12 PSF GROSS

\$2,800/MO.

INDUSTRIAL FLEX

2,800 SF Flex

2,332 SF Office with 468 SF Warehouse

2,332 SF Office with (5) private offices, conference room, (2) ADA baths, plus 468 SF Warehouse with ±800 SF of mezzanine storage. See photos and layout. Located within minutes of I-90 via Randall Rd or Route 31, within a few blocks of the Metra Station off Big Timber Rd. Unit is located on the frontage road Timber Drive in the Industrial Park.

Specifications

Year Built:	1985
Office Size:	2,332 SF
HVAC System:	GFA / Central Air
Electrical:	120 / 240 AMP
Sprinklers:	No
Washrooms:	2
Ceiling Height:	9 - 14 ft
Parking:	4 Spaces
DID's:	(1) 10'x10'
Dock:	1 Ext. (shared)
Sewer/Water:	City
Zoning:	I1
CAM & Taxes:	Included in Rent
PIN #:	06-10-126-006

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Senior Broker

Sharon Glasshof

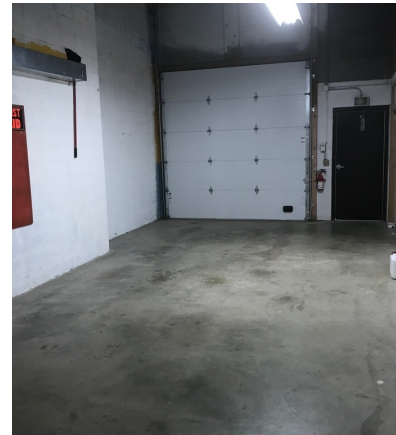
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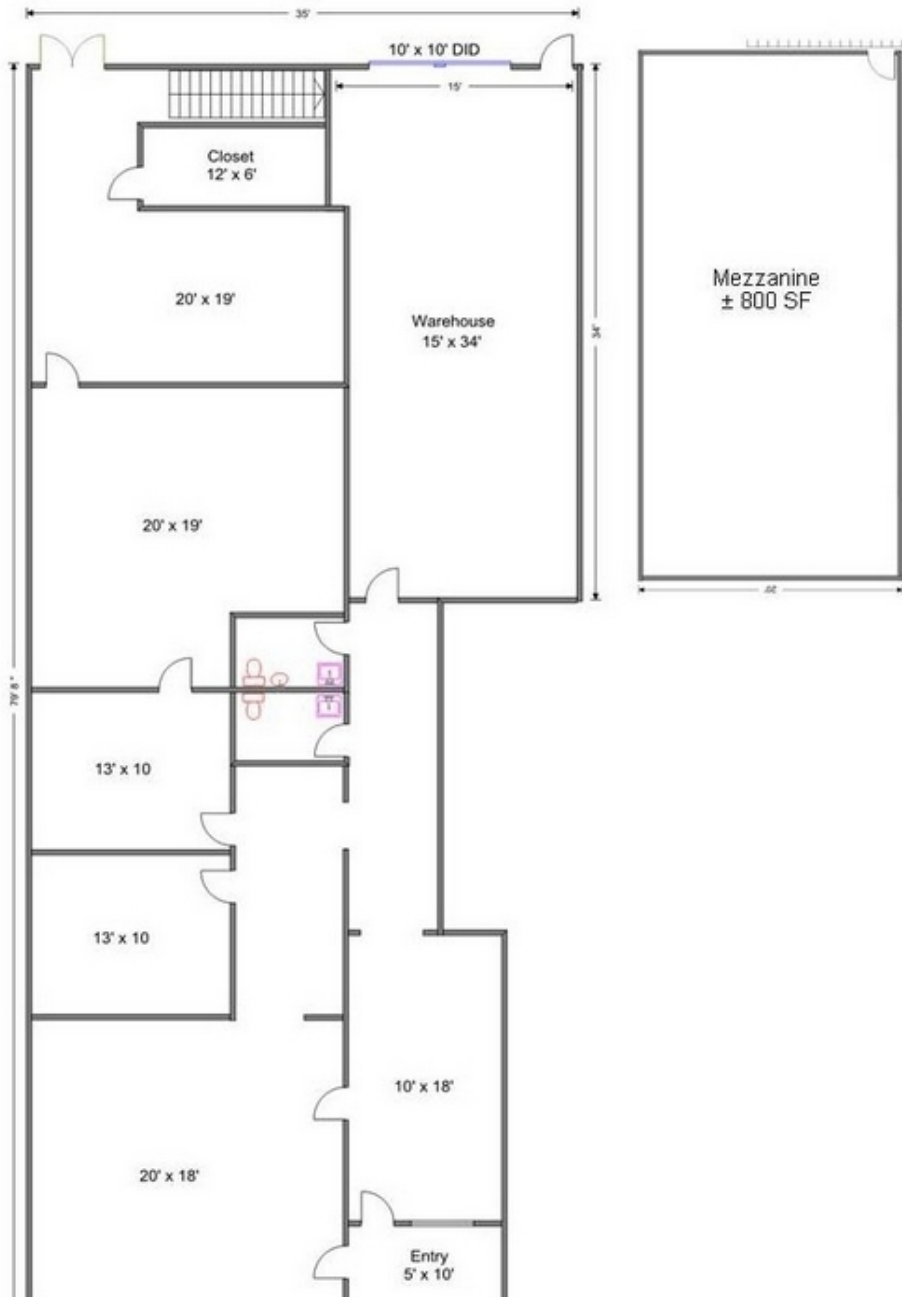
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