

6111 White Oaks Road  
Chemung, IL 60033

For Lease

MLS #11806905

INDUSTRIAL



INDUSTRIAL 30,000 SF

\$5.00 SF/YR (NNN)

**INDUSTRIAL WAREHOUSE SPACE  
30,000 SF**

30,000 SF 25' high ceiling, fully sprinklered warehouse space. 600 amp 480V, 3 -phase power. Part of a larger steel building. 2 docks with levelers, 2 12x14 DID's, small office.

I-90 interchange at Marengo/Hampshire (route 20) is about 20 minute drive. Interchange at Route 173 about the same.

High quality space offered at a low price. Prior deal fell through.  
Immediate occupancy.

**Specifications**

Land Size:	25 Acres
Year Built:	1985
Office Size:	240 SF
HVAC System:	GFA Ceiling Hung
Electrical:	600 Amp, 480V, 3 Phase
Sprinklers:	yes
Washrooms:	2
Ceiling Height:	25 ft
Parking:	22
DID's:	2 (12x14)
Dock:	2 w/levelers
Sewer/Water:	Septic/Well
Zoning:	I1
Taxes:	\$0.49 psf
CAM:	\$0.10 psf

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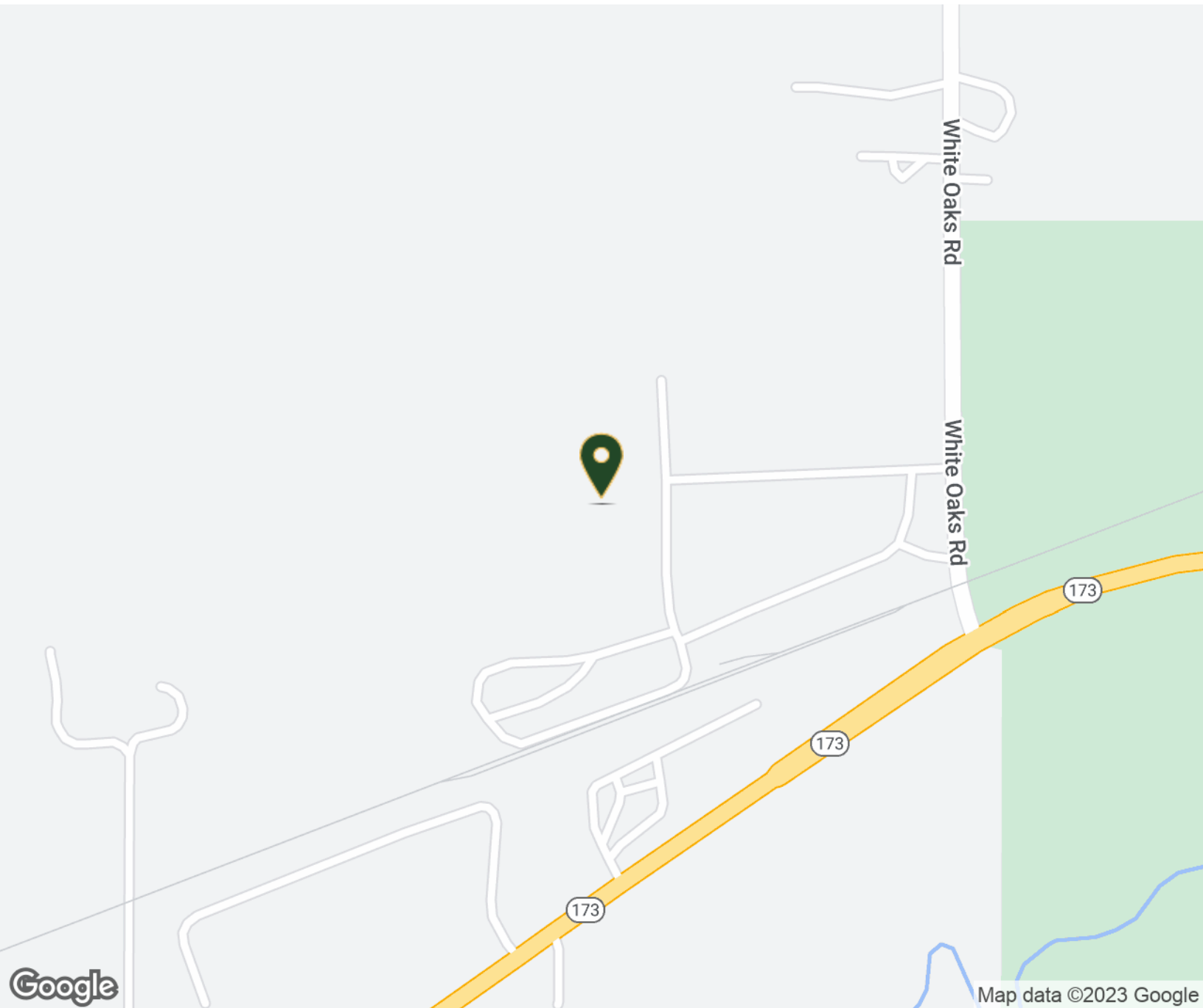
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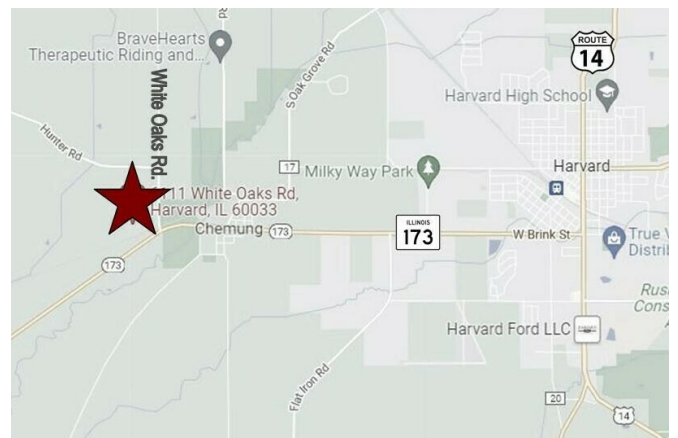
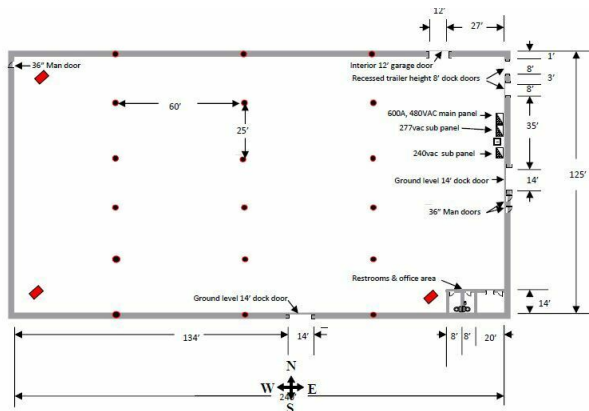
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