Industrial Flex

4035 Roberts Rd Island Lake, IL 60042

For Lease

MLS #11949468

INDUSTRIAL

INDUSTRIAL FLEX 2,600 SF

$2,200/M0. $10.15 PSF (FULL SERVICE)

INDUSTRIAL FLEX
1,850 SF Office/Showroom
750 SF Warehouse

2,600 SF industrial flex space with 900 SF 1st floor showroom/office, 950 SF 2nd Floor office, 2 bathrooms and 750 SF warehouse with 1 14×14 DID and 16' ceilings.

Full Service gross lease – CAM, taxes and utilities included.

Part of a larger 8,100 SF building. 20+ car paved parking lot. Village may not allow overnight parking. No automotive repair uses.

Specifications	
Building Size:	8,100 SF
Year Built:	2003
Office/Showroom Size:	1,850 SF
HVAC System:	GFA / Fully a/c
Electrical:	200 amp 3 Phase
Washrooms:	2 ADA
Ceiling Height:	16 ft
Parking:	20 spaces
DID's:	1 14×14
Sewer/Water:	City
Zoning:	ORI
CAM/Taxes/Utilities:	Included
PIN #:	15-29-200-010

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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.

PREMIER COMMERCIAL REALTY

Senior Broker
Bruce Kaplan
BruceK@PremierCommercialRealty.com
O: 847.854.2300 xx20 C: 847.507.1759

www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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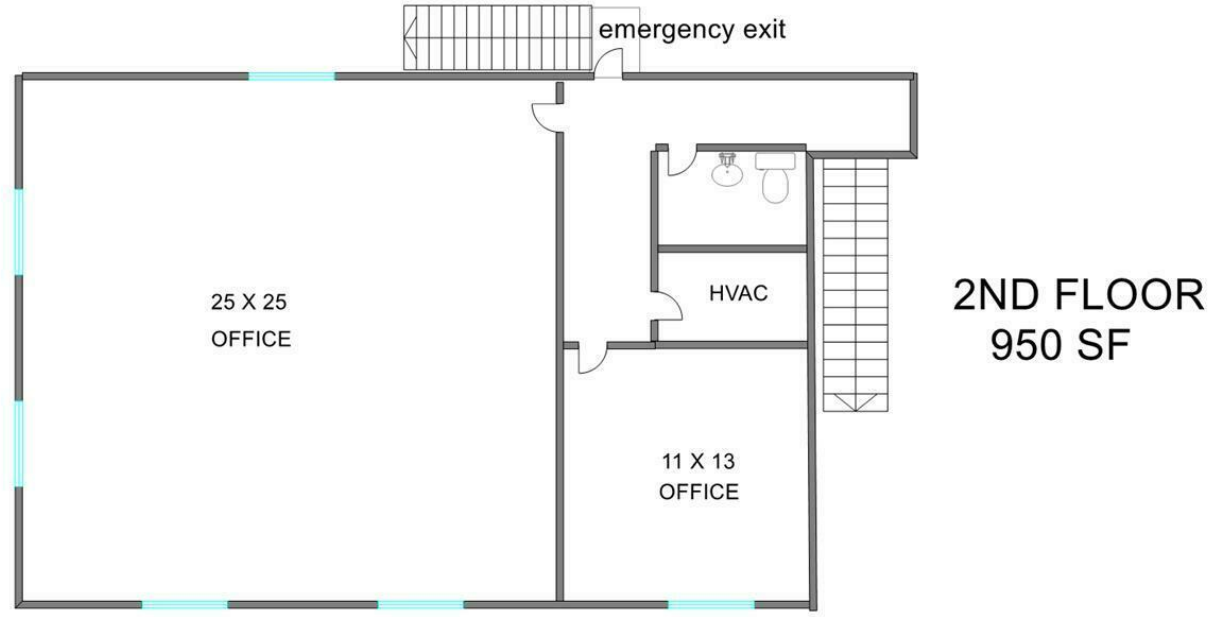
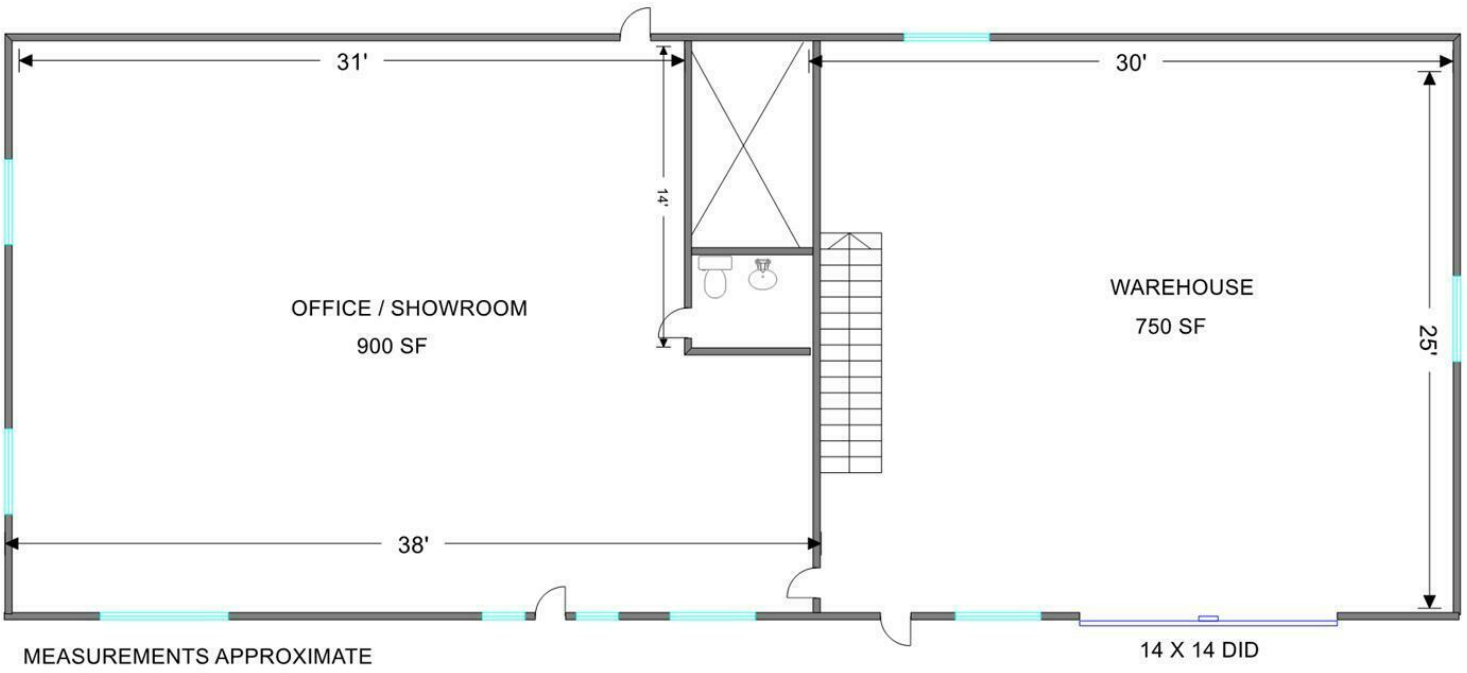


2ND FLOOR
950 SF



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