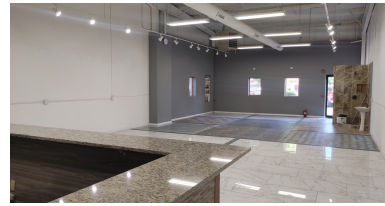


2449 Pierce Dr Unit 5
Spring Grove, IL 60081

For Lease

MLS #11869740

SHOWROOM / WAREHOUSE



SHOWROOM / WAREHOUSE 3,750 SF

REDUCED: \$2,496.87/MO. \$7.99 PSF (GROSS)

Retail / Showroom / Warehouse
PRICE REDUCED

UNIT 5: 3,750 SF inline retail showroom/ warehouse with 11-16' ceilings, 46 x 38 warehouse with 10x14 drive in door. 53 x 26 showroom, office, kitchenette and 1 bath. Former tile shop.

Price reduced to \$2,496.87/mo. Gross. CAM and taxes included in lease.

Located near Jewel shopping center just off Route 12 and Spring Grove Road.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,167	11,597	37,274
Average HH Income	\$167,007	\$115,224	\$91,954

Specifications

Description:	Retail / Showroom / Warehouse
Building Size:	26,880 SF
Year Built:	1995
HVAC System:	GFA
Electrical:	200 amp Single Phase
Sprinklers:	No
Washrooms:	1
Ceiling Height:	16 ft
Parking:	Common
Sewer/Water:	City
Zoning:	B2
CAM & Taxes	Included
PIN #:	04-25-400-016

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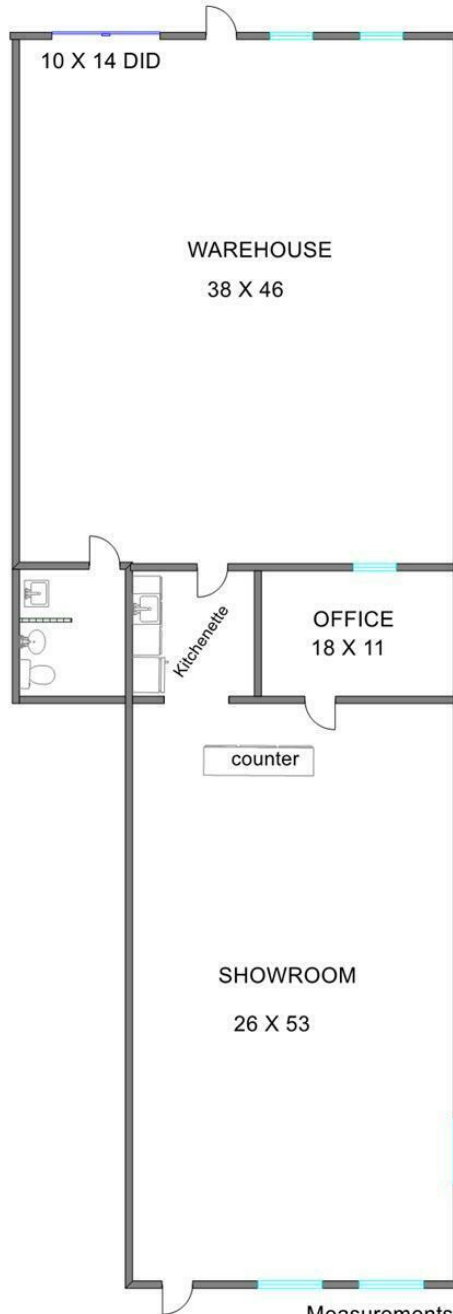
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SHOWROOM / WAREHOUSE



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