

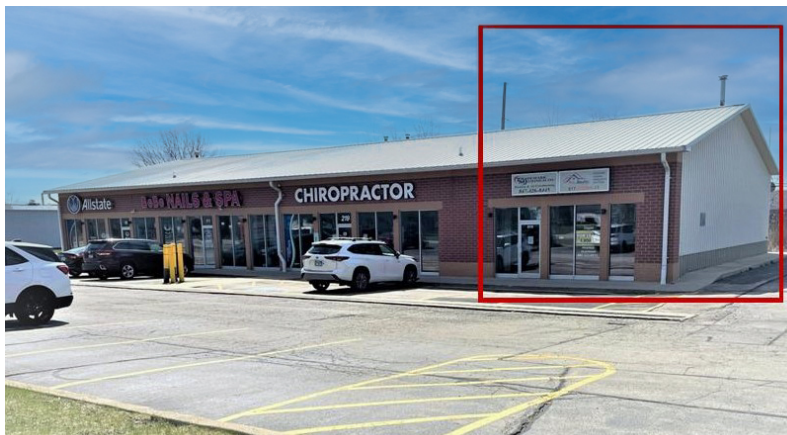
215 E Higgins Rd (Route 72)

Gilberts, IL 60136

FOR LEASE

MLS #12007260

RETAIL / OFFICE / WAREHOUSE



RETAIL / OFFICE / WAREHOUSE 1,800 SF

PRICE REDUCED

\$2,695/MO. \$17.97 PSF (MODIFIED GROSS)

END UNIT

Retail • Office • Warehouse
1,800 SF

PRICE REDUCED, Industrial Zoned with retail / office use in multi-tenant strip center on busy Route 72 with over 15,800 vehicles per day.

Front showroom / clerical, bathroom, 3 private offices, warehouse area with 1 12'x12' DID and mezzanine storage.

Come join Allstate Insurance, BeBe's Nail Salon & Spa and Evolve Chiropractic. Lighted parking lot and monument signage. Contact broker for permitted uses. \$2,695/mo. Modified Gross.

Specifications

Building Size:	7,200 SF
Year Built:	1980
HVAC System:	GFA / Central Air
Electrical:	100-200 amp
Washrooms:	1 ADA
Ceiling Height:	9 - 12 ft
Parking:	Common, Lighted
Sewer/Water:	Well & Septic
Zoning:	L1 w/ Retail
CAM & Taxes:	Included w/ Stops
Utilities:	Tenant Responsibility
PIN #:	02-24-300-106

Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,491	24,827	90,610
Average HH Income	\$100,382	\$116,604	\$110,717

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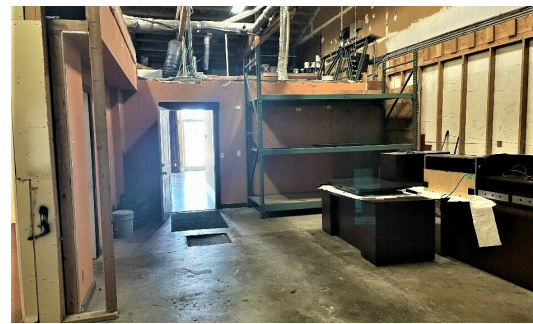
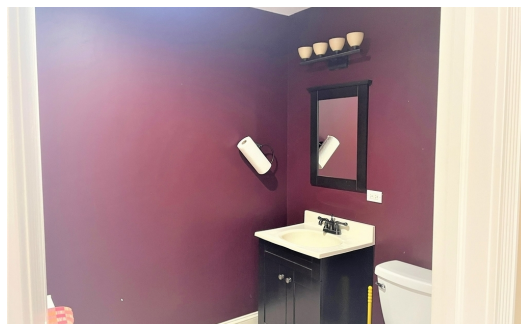
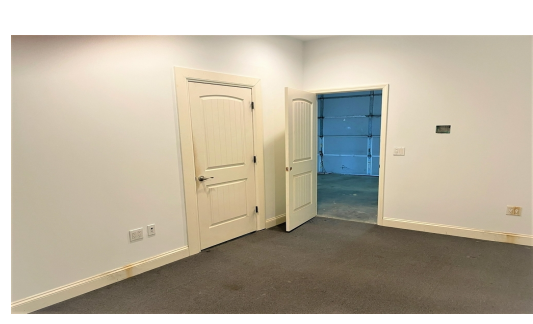
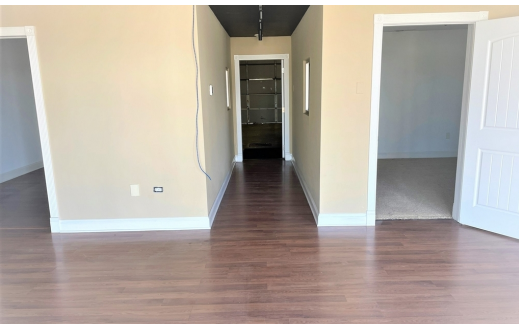
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Sharon Glasshof
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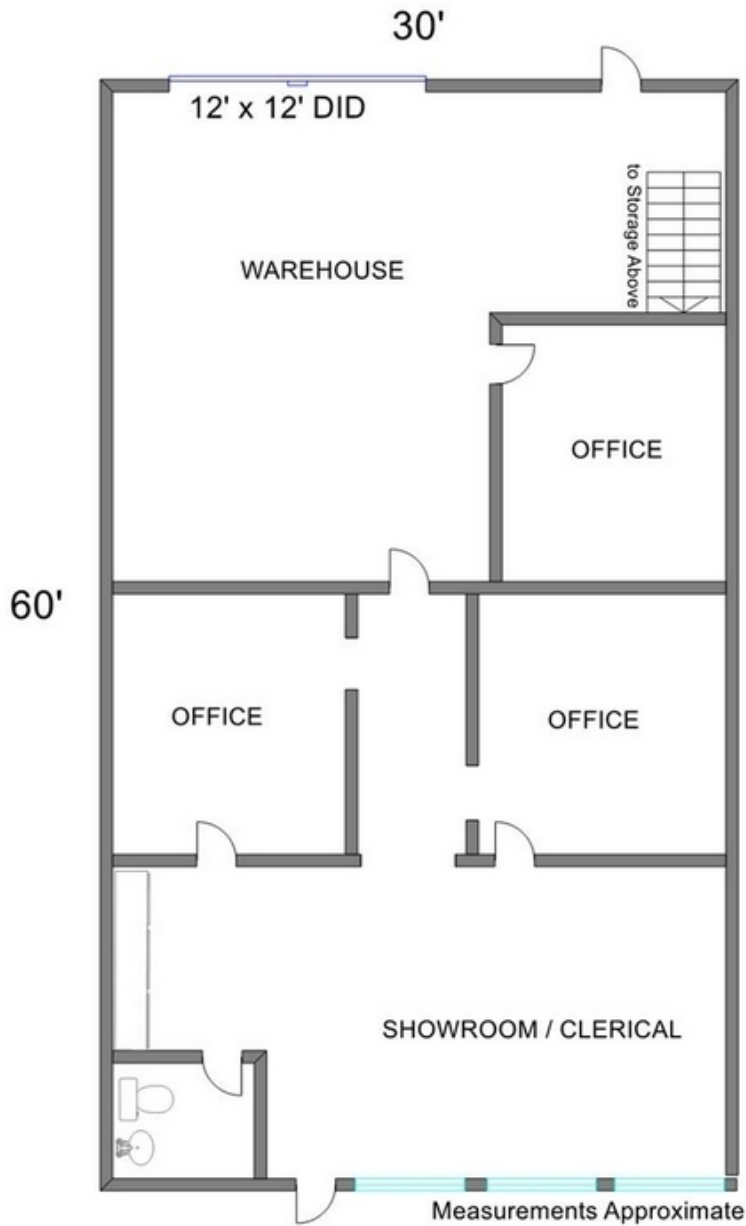
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