

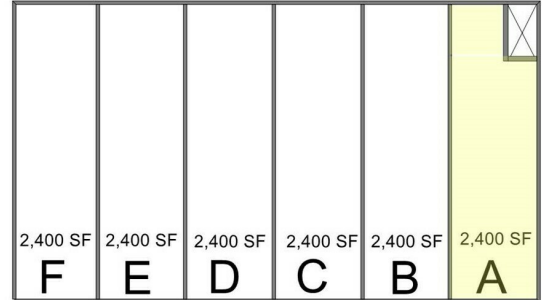
# 1510 Industrial Drive Unit A

Lake in the Hills, IL 60156

# For Lease

MLS #12075404

**INDUSTRIAL**



1510 Industrial Drive

**INDUSTRIAL 2,300 SF**

**\$2,000./MO (GROSS) \$10.43 PSF**

### INDUSTRIAL END CAP SPACE 2,300 SF

**UNIT A:** 2,300 SF air conditioned industrial end cap space with ±400 SF office, 2 bathrooms, triple basin drains, ceiling fans and one 12'x14' DID. Small mezzanine storage above bathroom areas. \$2,000/mo. Gross with CAM and taxes included.

Unit is part of a 14,400 SF building with common exterior dock, located in Cory South of the Larsen Industrial Park just off of Pyott Road.

### Specifications

Building Size:	14,400
Year Built:	2004
Office Size:	±400 SF
HVAC System:	GFA / Central Air
Electrical:	200 amp, 240V, 3 Phase
Washrooms:	2 ADA
Ceiling Height:	18'
Parking:	Common
DID's:	(1) 12'x14'
Dock:	1 Common Exterior
Sewer/Water:	City
Zoning:	M1
CAM & Taxes	Included
PIN #:	19-21-127-002

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VP / Designated Managing Broker  
**Heather Schweitzer**

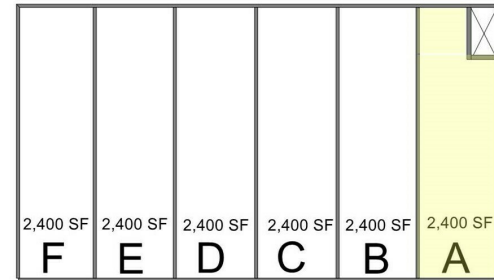
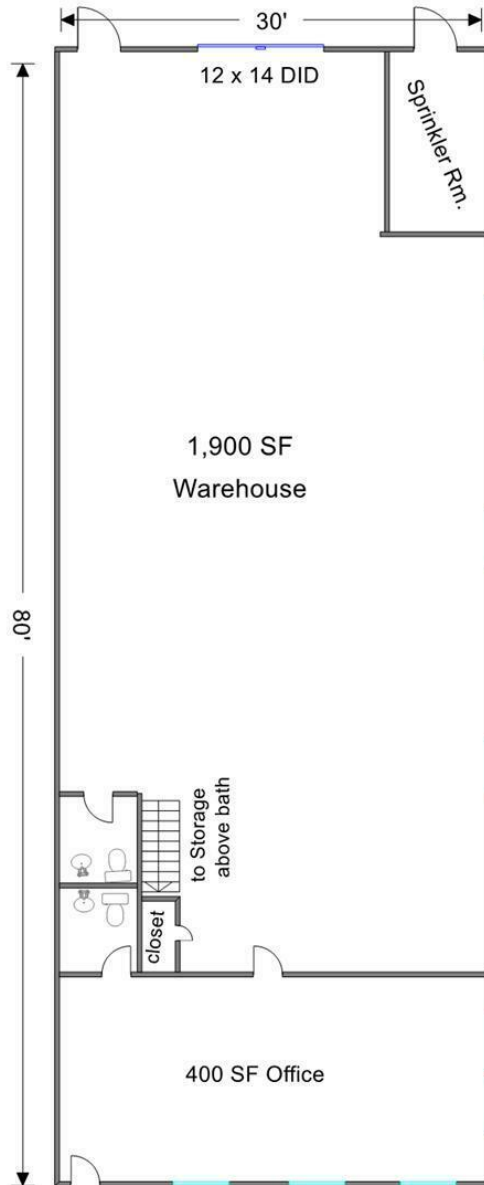
HeatherS@PremierCommercialRealty.com  
O: 847.854.2300 x15 C: 815.236.9816

# 1510 Industrial Drive Unit A

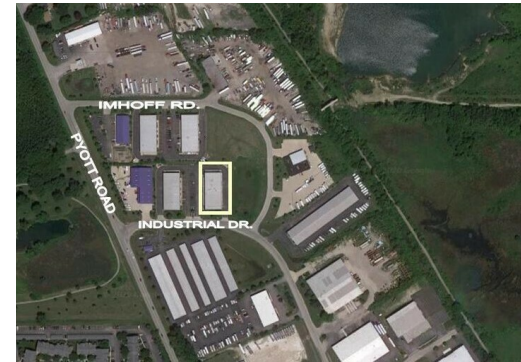
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# For Lease

INDUSTRIAL



1510 Industrial Drive



Measurements Approx.

**UNIT A**  
**2,300 SF**

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