

# 8601 Pyott Road Unit B

Lake in the Hills, IL 60156

## For Lease

MLS #12103987

**INDUSTRIAL**



**INDUSTRIAL SPACE    8,903 SF**

**\$5,200/MO (GROSS)    \$7 PSF**

### **INDUSTRIAL WAREHOUSE SPACE ± 8,903 SF**

**UNIT B:** ±8,903 SF clear span block industrial facility with heavy power (2000 amp, 480V, 3 phase), one 12' x 11' DID, one bathroom and ±200 SF mezzanine office space with 2 offices.

Previously used for automotive. Overnight parking at an additional expense. M1 zoning.

\$5,200/mo. Gross.

### **Specifications**

Land Size:	2 Acres
Year Built:	1974
Office Size:	200 SF (Mezzanine)
HVAC System:	GFA
Electrical:	2000 amp, 480V, 3 Phase
Washrooms:	1
Ceiling Height:	14 ft
Parking:	Ample
DID's:	1 (12' x 11')
Sewer/Water:	septic/well
Zoning:	M1
CAM & Taxes	Included
PIN #:	19-106-300-001

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VP / Designated Managing Broker  
**Heather Schweitzer**

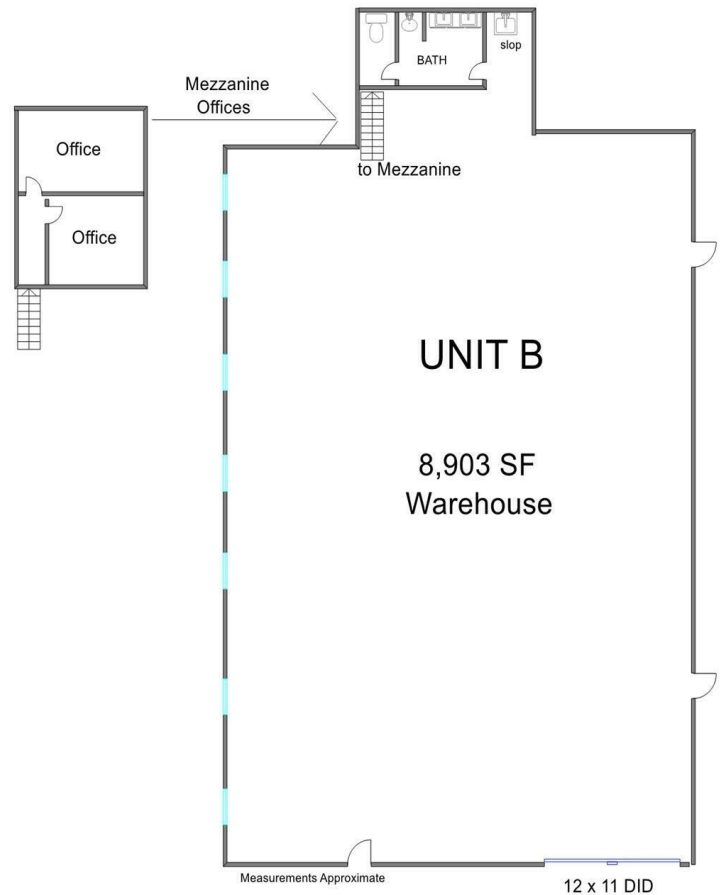
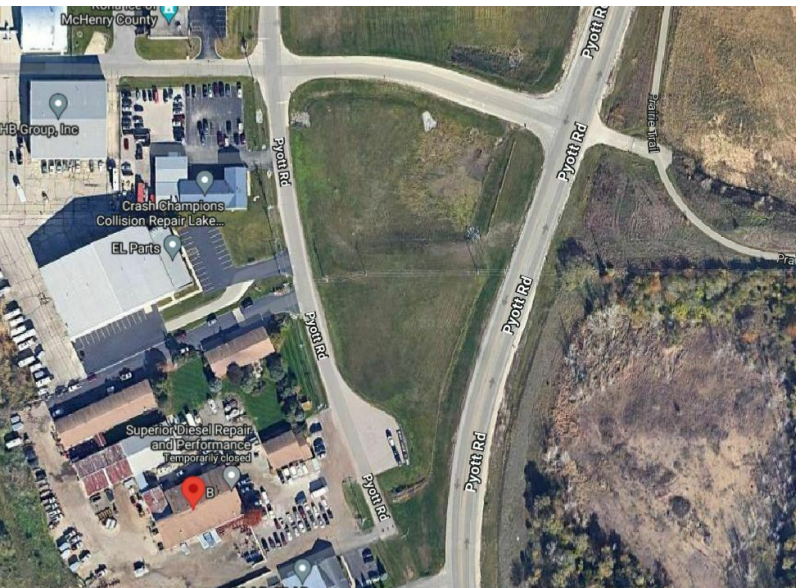
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