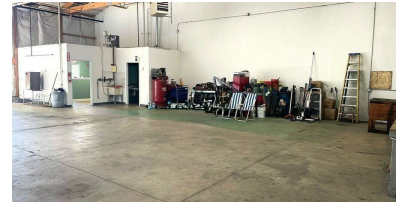


6 Lake Marian Rd  
Carpentersville, IL 60110

For Sale

MLS #12161330

INDUSTRIAL CONDO



INDUSTRIAL CONDO 2,400 SF

\$275,000

**Industrial Condo**  
**2,400 SF**

**UNIT 6:** 2,400 SF fully sprinklered industrial condo with 240 SF air conditioned office. ± 2,160 SF warehouse with 16' ceilings, triple basin drain, slop sink, 1 bath, 1 12x14 DID and security system. 5 designated parking spaces. Work benches can stay.

Part of a 7,200 SF multi-tenant building located at Lake Marian and Williams Road with M-1 zoning. Association dues \$495/mo.

**Specifications**

Year Built:	2005
Office Size:	240 SF
HVAC System:	GFA / A/C Office
Electrical:	200 amp 120/240V
Sprinklers:	Yes
Washrooms:	1
Ceiling Height:	16 ft clear
Parking:	5 Designated
DID's:	1 12x14
Sewer/Water:	City
Zoning:	M1
Taxes: Association:	\$5,833 (2023) \$495/mo.
PIN #:	03-15-245-003

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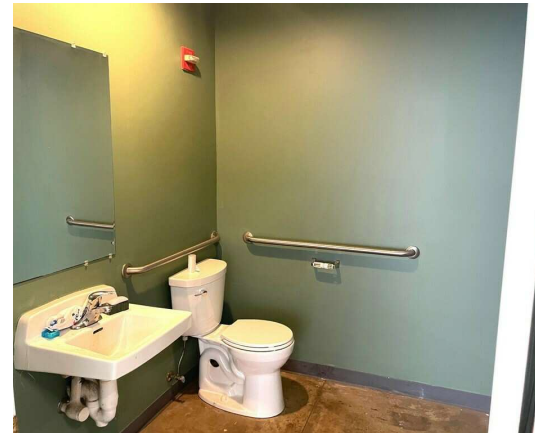
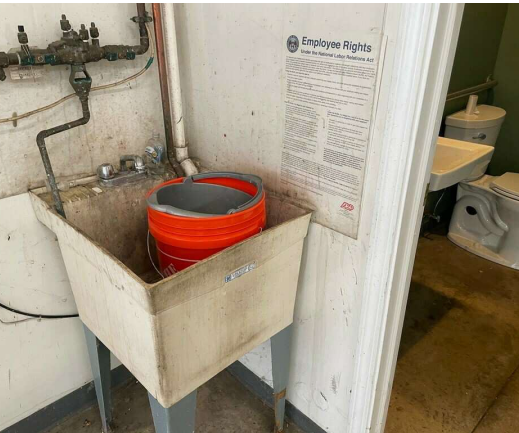
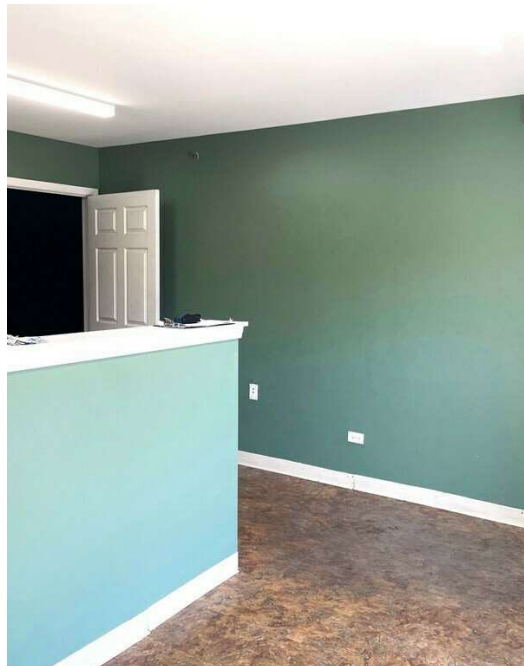
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Senior Broker  
**Sharon Glasshof**  
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COMMERCIAL REALTY

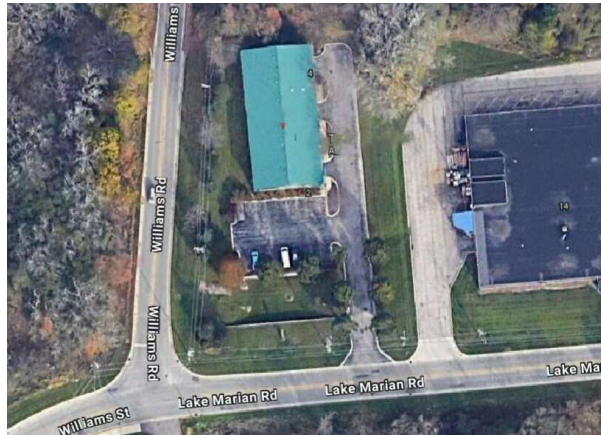
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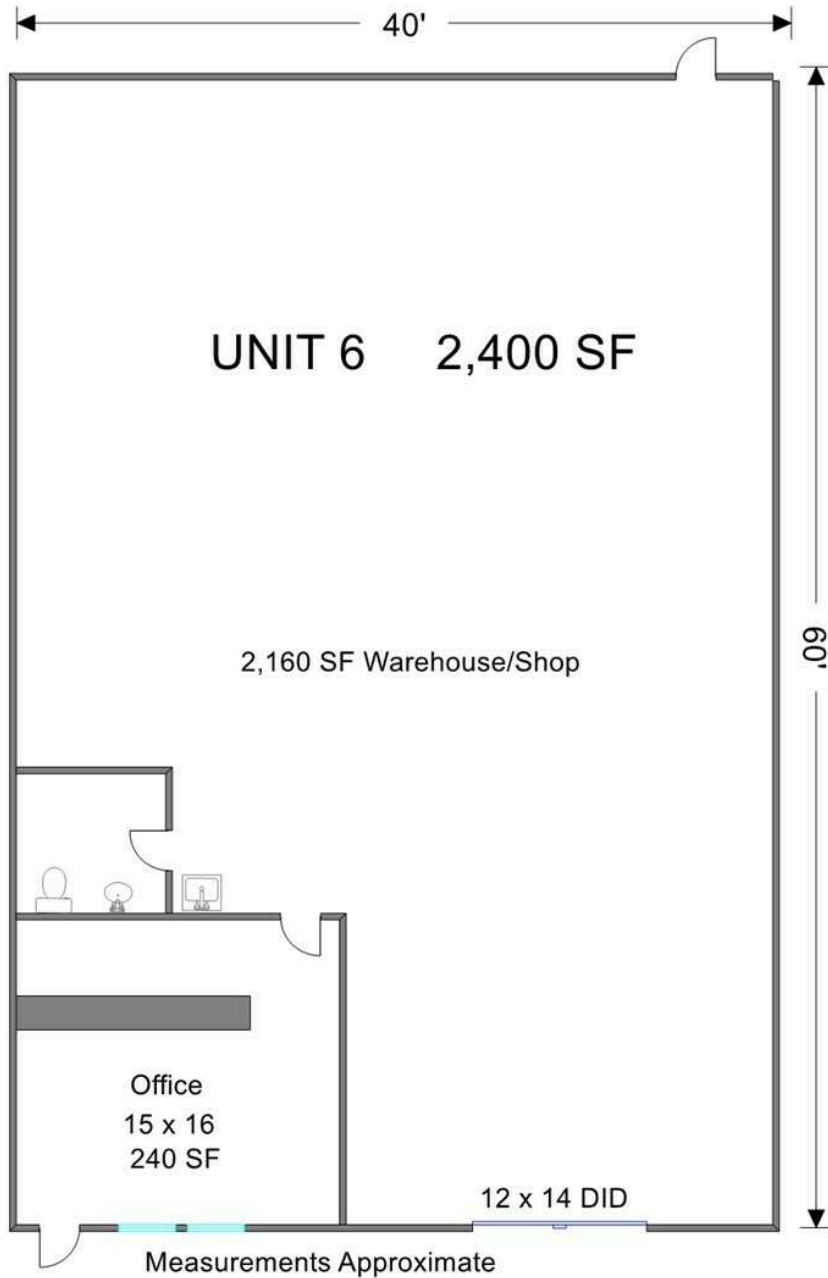
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