

903 Armstrong Street

Algonquin, IL 60102

For Lease

MLS #12205442

INDUSTRIAL CONDO



INDUSTRIAL CONDO 11,017 SF

\$8,263/MO. \$9. PSF (GROSS)

INDUSTRIAL SPACE 11,017 SF

9,700 SF Warehouse and 1,317 SF Office

Industrial warehouse space available located in a 34,000 SF multi-tenant building, just off Algonquin Road (Route 62) between Route 31 and Randall Road.

UNIT 903: 11,017 SF with \pm 1,317 SF office with two private offices, reception, open clerical, conference room and one ADA bath.

\pm 9,700 SF warehouse with 400 amp, 240V, 3 phase power, two ADA baths, utility closet, mezzanine storage above conference room and baths. Floor drains and truck dock with leveler.

\$8,263/mo. Gross lease with CAM and taxes included.

Specifications

Building Size:	34,000 SF
Year Built:	1978
Office Size:	\pm 1,317 SF
HVAC System:	GFA/ Office A/C
Electrical:	400 amp, 240V, 3 Phase
Sprinklers:	Yes
Washrooms:	3 ADA
Ceiling Height:	15 - 17 ft
Parking:	Common
DID's:	No (Possible Ramp)
Dock:	1 w/ Leveler
Sewer/Water:	City
Zoning:	M1
CAM & Taxes	Included
PIN #:	19-26-451-002

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



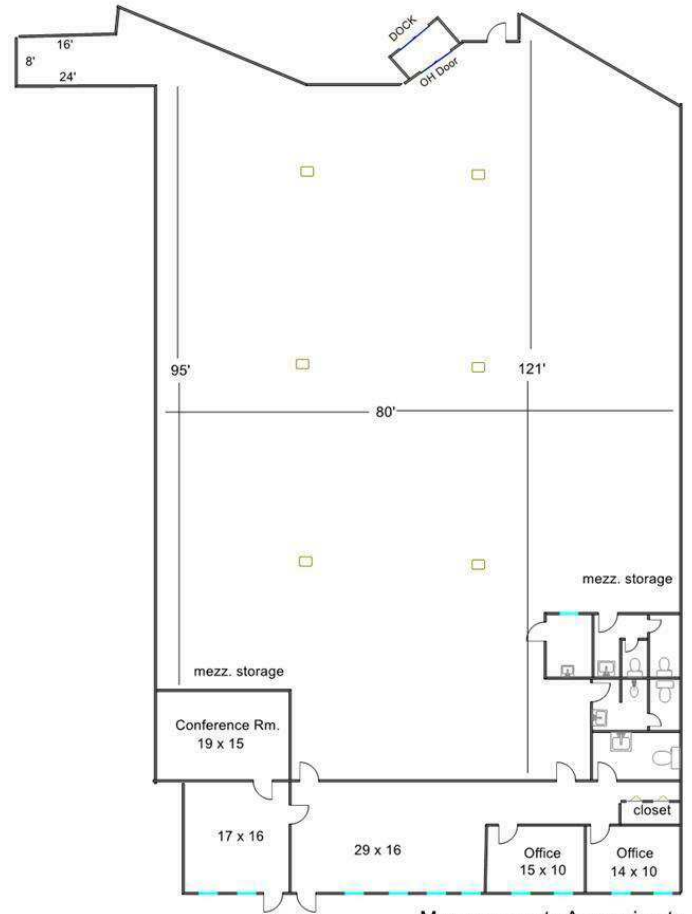
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Measurements Approximate

UNIT 903 11,017 SF

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