

39W433 Highland Ave. Unit 1
Elgin, IL 60124

For Lease

MLS #12210358

INDUSTRIAL SPACE



INDUSTRIAL SPACE 3,000 SF

\$11. PSF (MODIFIED GROSS)
PLUS 20% SHARE OF TAXES (\$1.06 PSF)

INDUSTRIAL SPACE
3,000 SF

UNIT 1: 3,000 SF industrial unit with 400 amp, 220V, 3 phase power, dock with fully heated and air conditioned with ample parking.

\$11. psf Modified Gross plus 20% share of 2023 taxes (\$1.06 psf).

Total Monthly \$3,014.61 (including base plus current share of taxes).

Quiet location with easy access to expressways.

Specifications

Land Size:	2.9 Acres
Year Built:	1955
HVAC System:	GFA / Central Air
Electrical:	400 amp 220V 3 Phase
Sprinklers:	No
Washrooms:	1
Ceiling Height:	10 ft
Parking:	6 spaces
DID's:	none
Dock:	1
Sewer/Water:	Well & Septic
Zoning:	IND
Taxes:	\$1.06 psf (2023)
CAM	Included
PIN #:	05-01-451-001

[CLICK HERE TO VIEW OUR WEBSITE](#)

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.



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

Senior Broker
Sharon Glasshof
SharonG@PremierCommercialRealty.com
O: 847.854.2300 xx14 C: 847.533.6974

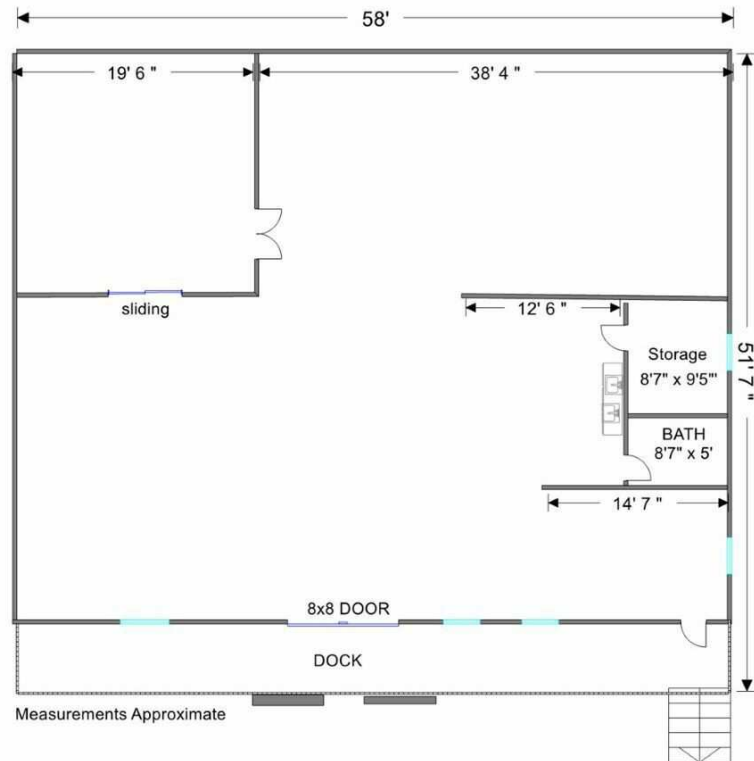
39W433 Highland Ave. Unit 1
Elgin, IL 60124

For Lease

INDUSTRIAL SPACE



UNIT 1 3,000 SF



PARKING

[CLICK HERE TO VIEW OUR WEBSITE](#)

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.



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

Senior Broker
Sharon Glasshof
SharonG@PremierCommercialRealty.com
O: 847.854.2300 xx14 C: 847.533.6974