

MLS #12270086

INDUSTRIAL



INDUSTRIAL 6,000 SF ON 1.13 AC

\$675,000

**INDUSTRIAL BUILDING  
6,000 SF**

Rare contractor yard with a one or two tenant 6,000 SF steel building with (5) 14'x14' DID's, triple basin trench drains, bonus 1,000 SF finished mezzanine (not included in the square footage) and located on 1.13 Acres.

Security cameras on premises. Above ground gas tanks included. Current tenant (Controlled Comfort) occupies 4,400 SF and is on a month to month lease.

Current owner (Trinity Landscape) would like to remain as a tenant and lease back for a minimum of 1 year for the remaining 1,600 SF of space plus a section of the fenced and gated rear yard.

Potential for another landscape company or any contractor requiring yard space. SBA financing available with as little as 10% down.

**Specifications**

Land Size:	1.13 Acres
Year Built:	1997
Office Size:	1,456 SF
HVAC System:	GFA/ Central Air (office) Radiant Heat (shop)
Electrical:	400 amp 3 phase
Sprinklers:	No
Washrooms:	1 (office) 1 (shop)
Ceiling Height:	15 - 18 ft
Parking:	6 plus open fenced and gated yard
DID's:	5 (14'x14')
Sewer/Water:	City
Zoning:	M1
Taxes:	\$11,673.56 (2023)
PIN #:	03-14-351-005

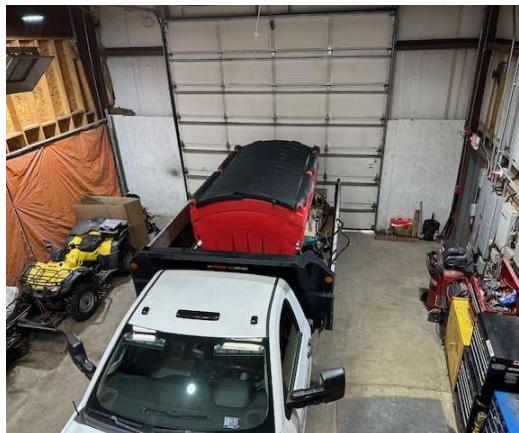
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**1050 Tamarac Dr**  
Carpentersville, IL 60110

**For Sale**

**INDUSTRIAL**



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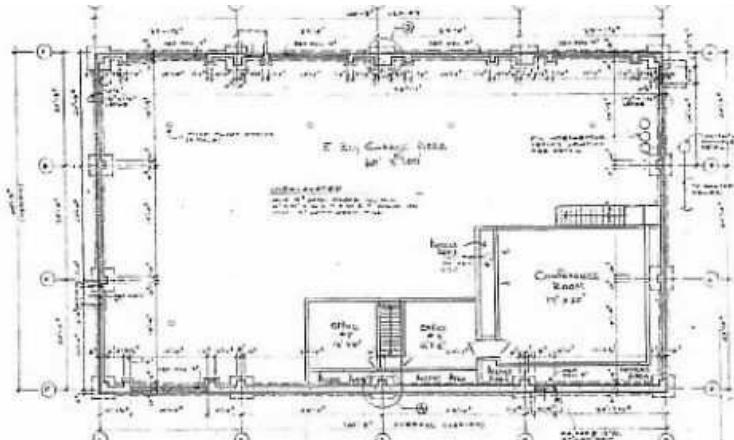
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**PREMIER**  
COMMERCIAL REALTY

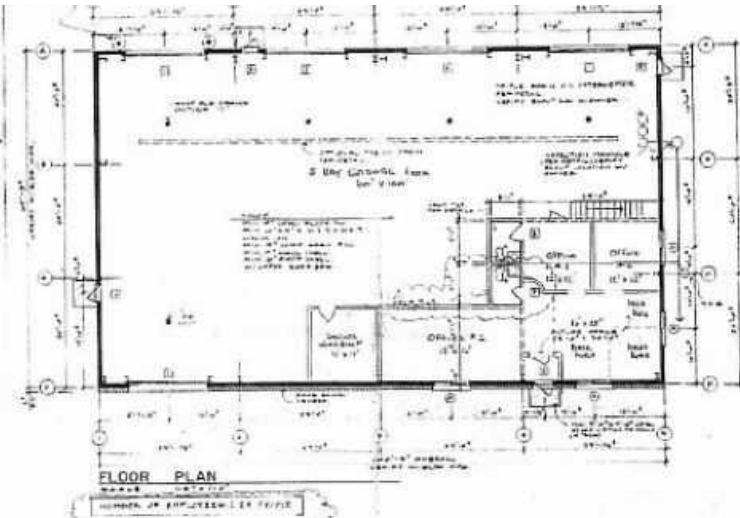
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INDUSTRIAL



FOUNDATION PLAN



FLOOR PLAN

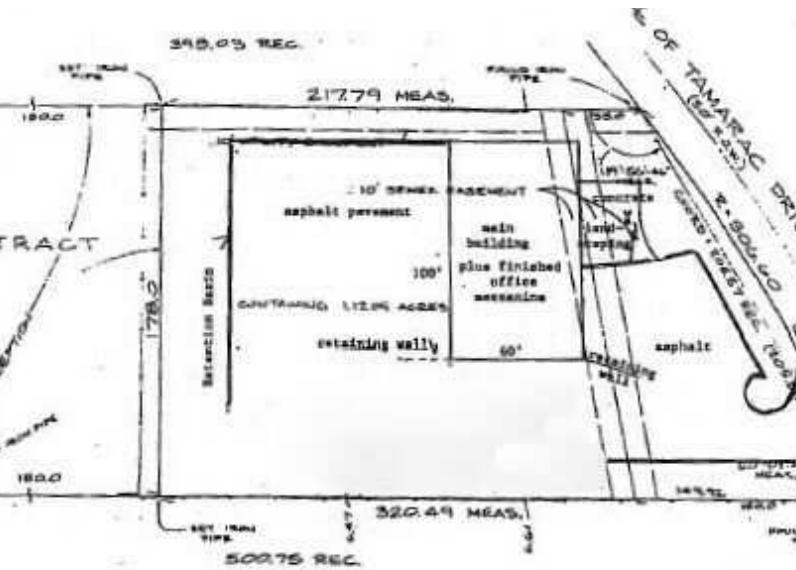
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DESIGN CONSULTANTS  
FOX VALLEY DESIGN WORKS  
518 KATHLEEN STREET  
GILBERTS, ILLINOIS 60034

NEW BUILDING FOR  
TRINITY LANDSCAPE OF NORTHERN ILLINOIS, INC.  
TAMARAC DRIVE  
CARPENTERSVILLE, ILLINOIS 60110

APPROVED 3/5/97  
MARCH 6, 1997

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OF 5



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