

9114 South Virginia Rd. #108

Lake in the Hills, IL 60156

For Lease

MLS #12365418

RETAIL / SHOWROOM/ WAREHOUSE



RETAIL / SHOWROOM/ WAREHOUSE 2,104 SF

\$2,191.67/MO. \$12.50 PSF (MODIFIED GROSS)

Retail / Showroom / Warehouse 2,104 SF

UNIT 108: Rare 2,104 SF fully air conditioned retail / showroom/ warehouse with monument signage on busy Virginia Road. Open space with (1) bath, (1)12'x14' DID, triple basin drains, ceiling fans and utility sink.

Tenant responsible for utilities plus a \$480/yr. HVAC maintenance fee. B4 zoning allows for retail uses and warehousing but not manufacturing. Ideal for small contractors.

Monthly rent of \$2,191.67 modified gross. Immediate availability.

Specifications

Building Size:	30,000 SF
Year Built:	2007
HVAC System:	GFA/ Central Air
Electrical:	200 amp 3 phase
Sprinklers:	Yes
Washrooms:	1 ADA
Ceiling Height:	18 ft
DID	12'x14'
Parking:	Common
Floor Drains:	Triple Basin
Sewer/Water:	City
Zoning:	B4
CAM & Taxes	Included
PIN #:	19-22-100-014

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

Senior Broker

Bruce Kaplan

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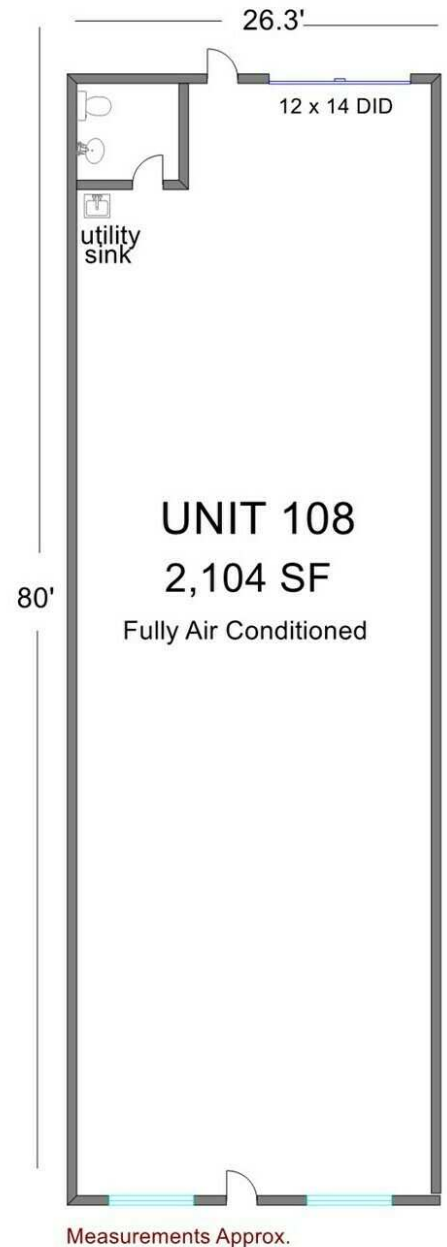
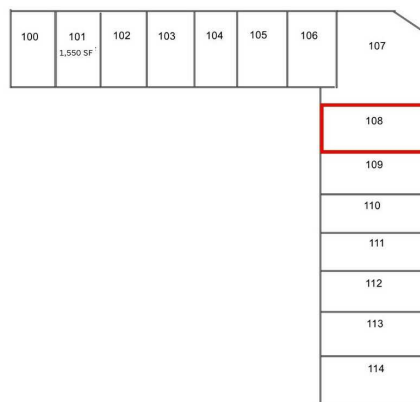
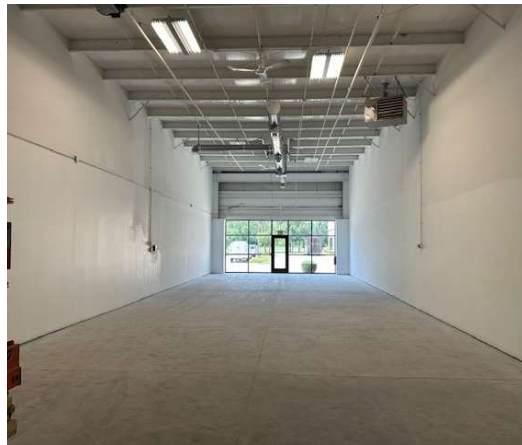
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