

# 1520 Industrial Drive Unit E

Lake in the Hills, IL 60156

## For Lease

MLS # 12502339

INDUSTRIAL



		1,200 SF I	1,200 SF H	1,200 SF G	
2,400 SF A	2,400 SF B	1,200 SF C	1,200 SF D	1,200 SF E	2,400 SF F

INDUSTRIAL SPACE 1,200 SF

\$1,200/MO. \$12.PSF (GROSS)

### INDUSTRIAL SPACE 1,200 SF

**UNIT E:** 1,200 SF industrial space with 240 SF office, 1 bath, a 10'x10' DID, triple basin drains, 200 amp, 240V, 3 phase power and 18' ceilings.

Unit is part of a 14,400 SF building with a common exterior dock. Located in Cory South of the Larsen Industrial Park just off of Pyott Road.

Ideal unit for contractors/trades or to store toys. \$1,200/mo. Gross. CAM and taxes included. Tenant responsible for utilities.

### Specifications

Building Size:	14,400 SF
Year Built:	2004
Office Size:	240 SF
HVAC System:	GFA
Electrical:	200 amp 240V 3 Phase
Sprinklers:	Yes
Washrooms:	1 ADA
Ceiling Height:	18 ft
Parking:	Common
DID's:	(1) 10'x10'
Dock:	1 Common exterior
Sewer/Water:	City/City
Zoning:	M1
CAM & Taxes	Included
PIN #:	19-21-127-002

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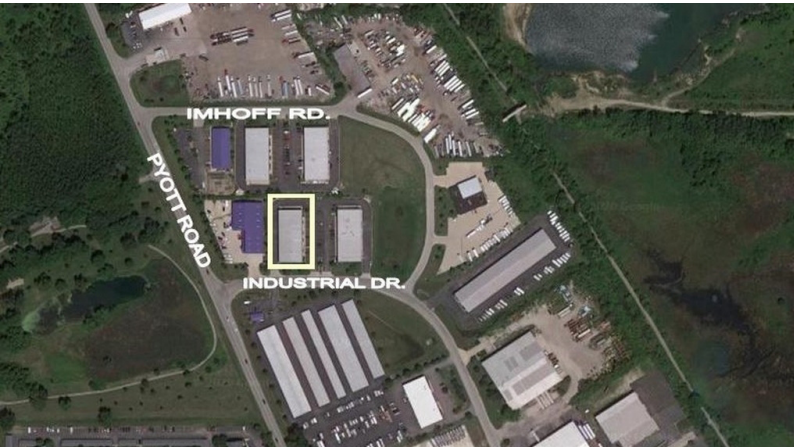
President / Designated Managing Broker  
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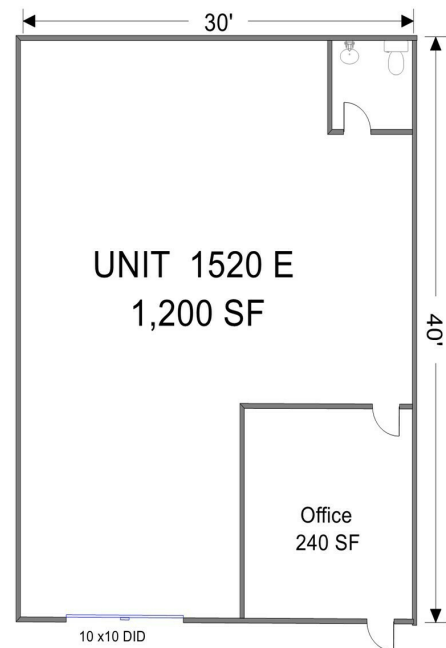
INDUSTRIAL



SHARED DOCK

		1,200 SF I	1,200 SF H	1,200 SF G	
2,400 SF A	2,400 SF B	1,200 SF C	1,200 SF D	1,200 SF E	2,400 SF F

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