

3300 Three Oaks Road Unit A

Cary, IL 60013

For Lease

MLS # 12608224

RETAIL



RETAIL 5,140 SF

\$15.17 SF/ \$6499/MO (GROSS)

Retail / Showroom / Warehouse 5,140 SF

Retail/Showroom/Warehouse space, formerly Spirit Water craft brewery, occupancy limit 159 people. On busy Three Oaks Rd with visibility from Rt 14 and next to Aldi. Approx 50% showroom, 50% warehouse.

Warehouse has 15 ft ceilings, 1 exterior dock, 1 12x12 Drive in door with opener plus a walk-in cooler. Epoxy walls and floors.

Separate HVAC. Large 1500 sq ft concrete patio with gas lines plumbed in. Showroom lined with windows for lots of natural light, plumbing and studs for bar, 2 handicap bathrooms. Bar area plumbed for triple basin sink, washer and ice maker. Potential restaurant location.

Electrical, Plumbing, HVAC, Toilets, Fire/Smoke alarm system were all redone in 2019 compliant to Cary Building Codes standards.

Bring your business to Cary and watch it flourish!
Traffic counts of 13,000 VPD.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,307	38,735	114,911
Average HH Income	\$123,448	\$134,111	\$134,246

Specifications

Description:	Retail
Size:	11,560 SF
Year Built:	1985
HVAC System:	GFA Central Air
Electrical:	200 amp, 3 Phase
Washrooms:	2 Handicapped
Ceiling Height:	15'
Parking:	25 approx.
Sewer/Water:	City / City
Zoning:	B2
Taxes:	Included
CAM:	Included
Lease Term:	Negotiable
PIN #:	19-11-200-049

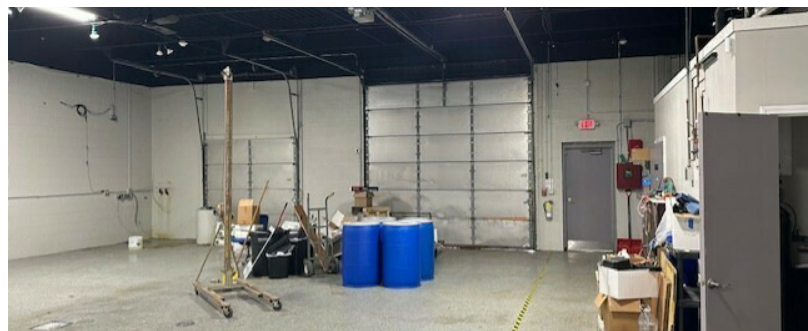
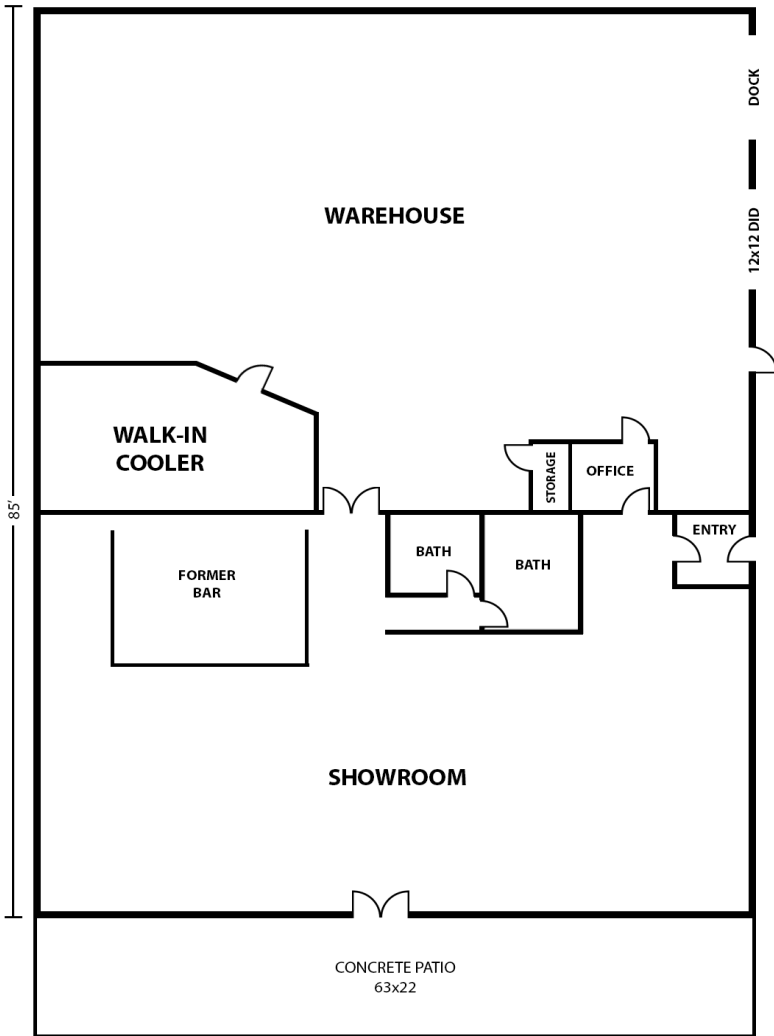
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