

## INVESTMENT OPPORTUNITY

### FULLY LEASED Multi Tenant Industrial Building 36,000 SF

Fully leased 6-tenant industrial building with mostly long term tenants. Part of a 2 building portfolio for sale in the same industrial park by the same owner. (see MLS# 09891074 ). Being offered at an 8% CAP rate with 5% vacancy factor. Ask broker for rent roll and operating statement. Visit Premier Commercial Realty website to see more listings.

#### PROPERTY SPECIFICATIONS

Description:	Multi Tenant Industrial
Year Built:	1979
Building Size:	36,000 SF
Land Size:	2.3 Acres
Office:	Varies per Unit
HVAC System:	GFA/ Office A/C
Power:	Varies up to 400 amp 480 V
Sprinklered:	No
Floor Drains:	Yes
Ceiling Height:	13'-16'
Environmental:	TBA
Parking:	Ample
Washroom(s):	Varies per Unit
Truck Docks:	3 Exterior
Drive-in-Doors:	10
Sewer/Water:	City
Possession:	Closing
Zoning:	M
Real Estate Taxes:	\$44,174 (2017)
Sale Price:	\$1,750,000 (\$48.61 psf)



MLS: 09891327



**DIRECTIONS:** Route 14 to Cary-Algonquin. South under the train tracks to Industrial drive. Property on right.

**PIN:** 19-12-352-001

July 30, 2018

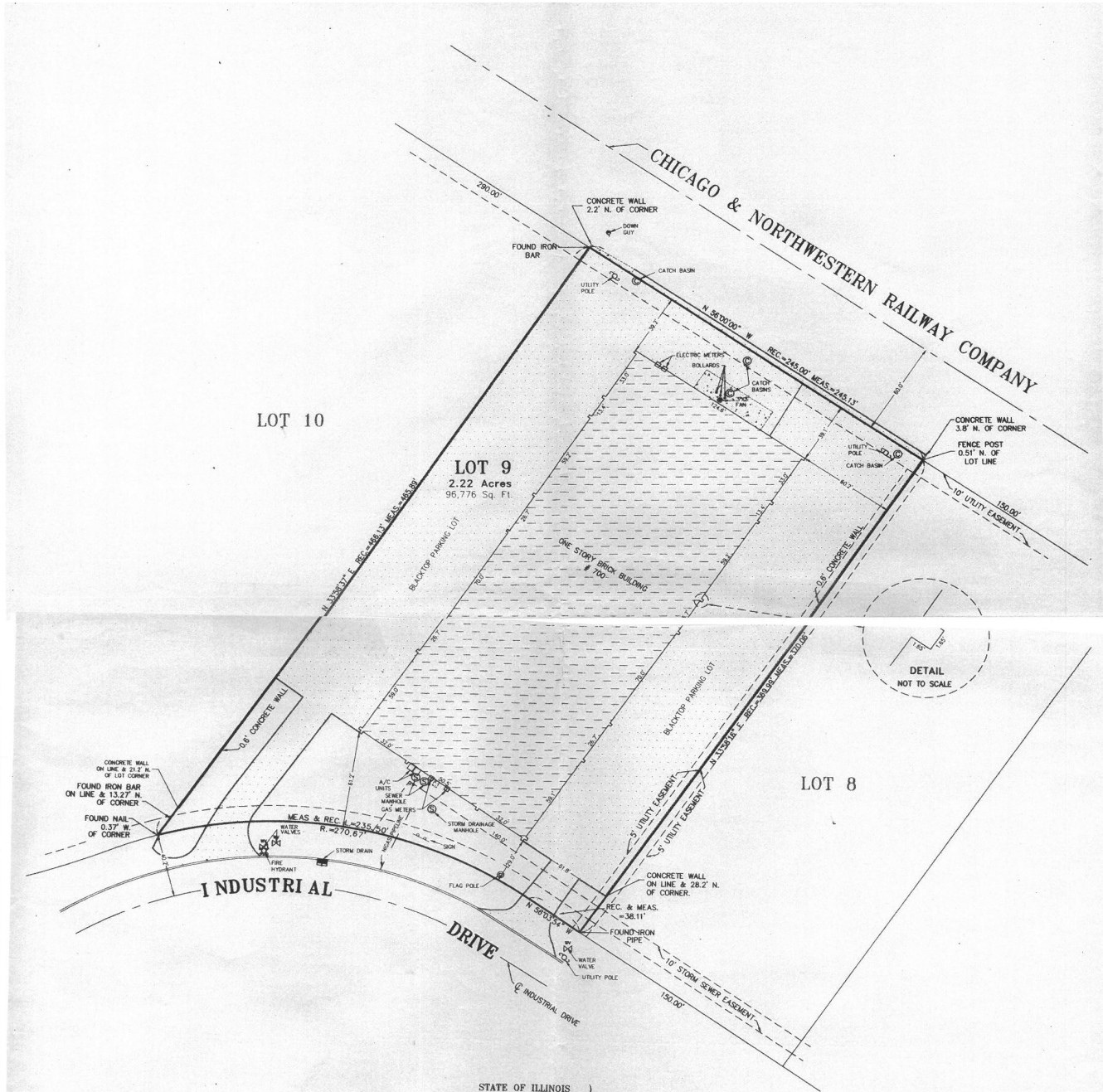
*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.*

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STATE OF ILLINOIS ) ) S.S.  
COUNTY OF McHENRY)

Certified to: Chicago Title Insurance Company

This is to certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 3 & 4 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certificate) of a Rural Survey, I also certify that I have examined the Flood Insurance Rate Map, Panel No. 170732 0025 B, dated September 30, 1981, and have determined that the subject property lies within Zone "C", area of minimal flooding.

Dated this 22ND day of JUNE, 1998, A.D., 1998.  
VANDERSTAPPEN SURVEYING, INC.



CLIENT: TOM DECKER  
DRAWN BY: NM      CHK'D BY: WJV  
SCALE: 1"=40'      SEC. 11, 12, T. 43 R. 8 E.  
P.L.N.: 19-12-352-001