

## FOR SALE OR LEASE

### INDUSTRIAL SPACE/BUILDING 13,800 SF

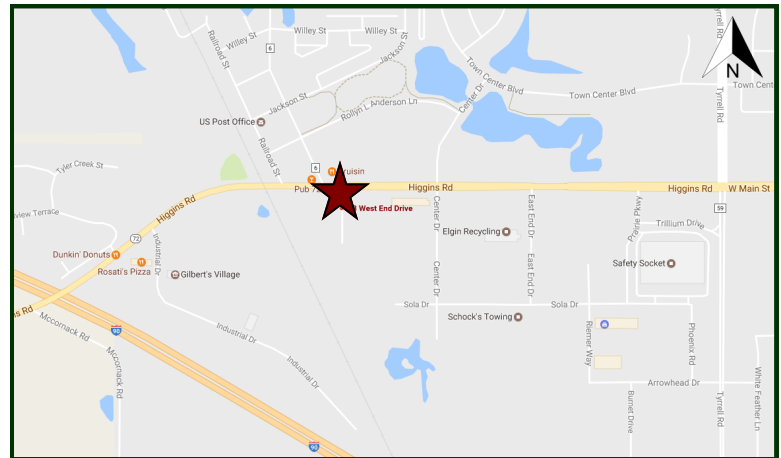
Industrial masonry building close to I-90 tollway. Warehouse has a small office, a common shop bathroom and has 21' clear span ceilings and massive 30x14 DID. 1st and 2nd floor office spaces are each approx. 1,730 SF, which combined includes a kitchen, 3 private bathrooms, 7 private offices, an open reception area, a large open working area, and a large conference room. 1st floor has new carpet and paint (including warehouse), 800 amp, 480V power. Building exterior painted and parking lot resealed and striped summer of 2018. SBA financing with as little as 10% down. Visit Premier Commercial Realty website to see more listings.



#### PROPERTY SPECIFICATIONS

Description:	Industrial
Year Built:	1965
Building Size:	13,800 SF
Land Size:	Condo (not platted yet)
Office/Showroom:	3,456 SF (2 stories)
HVAC System:	Office AC / Furnace 2 ceiling units in warehouse
Power:	800 amps, 480V, 3 phase
Sprinklered:	No
Floor Drains:	None
Ceiling Height:	21' Warehouse
Parking:	30
Washroom(s):	4
Truck Docks:	None
Drive-in-Doors:	(1) 30x14 & (1) 10x10
Sewer/Water	City
Possession:	Negotiable
Zoning:	I1
Real Estate Taxes:	\$12,457.34 (\$0.90 psf) 2017
CAM:	Included in Lease
Lease Term:	Negotiable
Lease Price:	\$6.14 psf Net (plus taxes)
Sale Price:	<b>\$680,000 (\$49.28 psf)</b>

MLS: 09635932



**DIRECTIONS:** From Randall go West on Route 72, West End Drive on the south side.

**PIN:** 02-24-301-005

September 25, 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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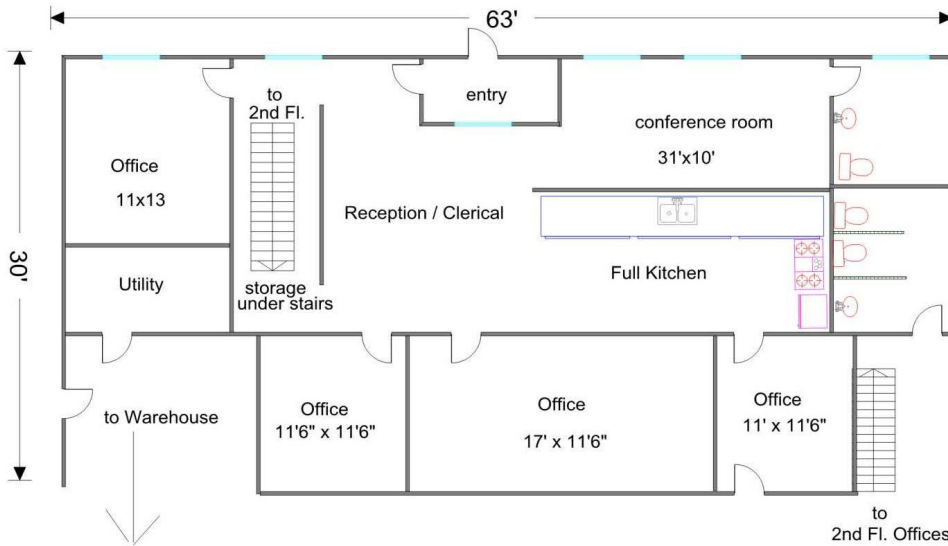
38 West End Drive  
Gilberts, IL 60136



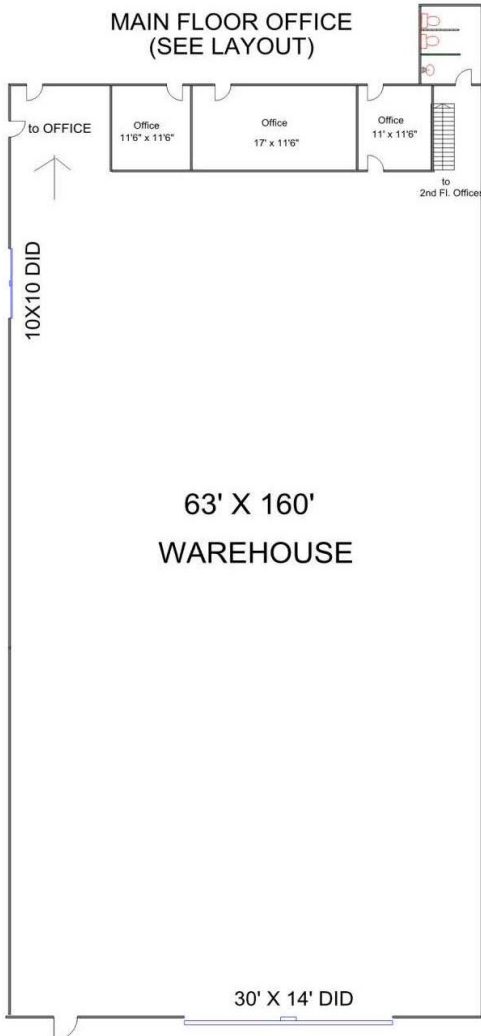
13,800 SF  
AVAILABLE



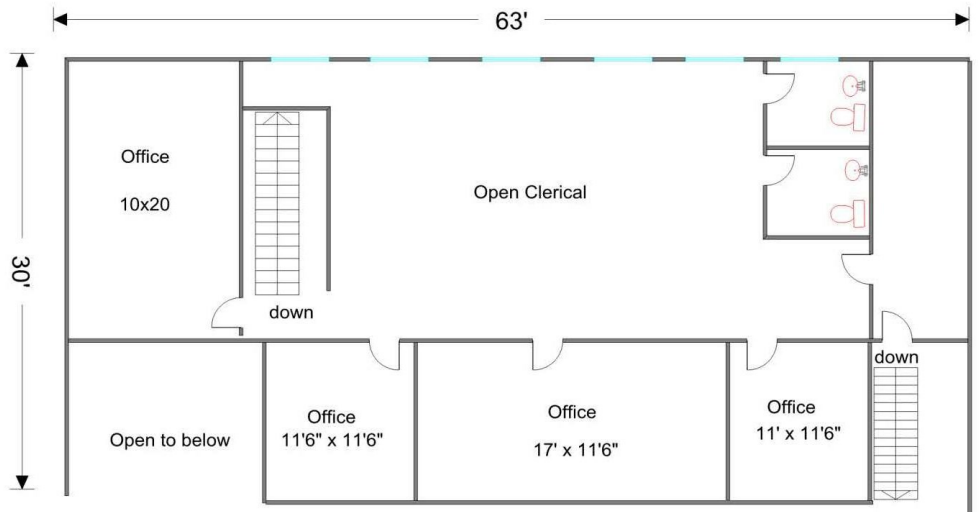
## MAIN FLOOR OFFICE



### MAIN FLOOR OFFICE (SEE LAYOUT)



## 2nd FLOOR OFFICE



All Measurements are Approximate