

1122-1124 ROSE ROAD LAKE ZURICH, IL 60047

FOR SALE OR LEASE

MLS #10688789

September 29, 2020



USDA APPROVED INDUSTRIAL CONDO FACILITY - 6,000 SF

Sale: \$599,000 (\$99.83 psf)

Lease: \$4,750/mo Modified Gross (\$9.50 psf)

DESCRIPTION

USDA approved industrial pre-cast condo for sale or lease. This is a former Peapod facility ready for another caterer/food processor/food preparation business. Lots of equipment stays in this immaculate facility including:

- 3,000 SF unit cold area with (2) work in coolers and other cold-prep equipment.
- 3,000 SF unit office space with hot/cooking area with nice hood.

Perfect plug and play for another caterer or food preparation company to come in and use the infrastructure. See photos and layout.

Contact broker for equipment list.

SPECIFICATIONS

Description	Pre-Cast USDA Approved Condo
Building Size	6,000 SF
Year Built	2003/ Upgraded to USDA Compliant in 2007
HVAC System	GFA / Central Air Throughout
Electrical	400 AMP 3-Phase
Sprinkled	Yes
Floor Drains	Yes (Food service)
Washrooms	4
Ceiling Height	16'
Parking	20 Spaces (Common)
Truck Docks	0
DID's	(2) 12'x14'
Sewer/Water	City
Zoning	I-2
RE Taxes	\$12,394.90 (2019)
PIN Number	14-16-404-036 (1122), 14-16-404-035 (1124)
CAM	\$380/month
Possession Date	Negotiable

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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Associate Broker

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BRUCE KAPLAN

Senior Broker

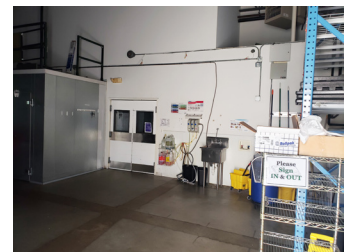
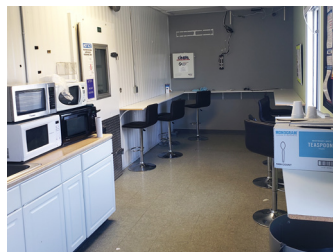
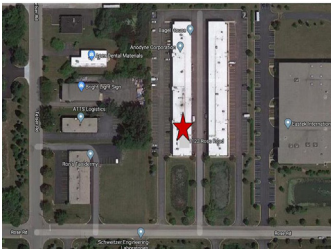
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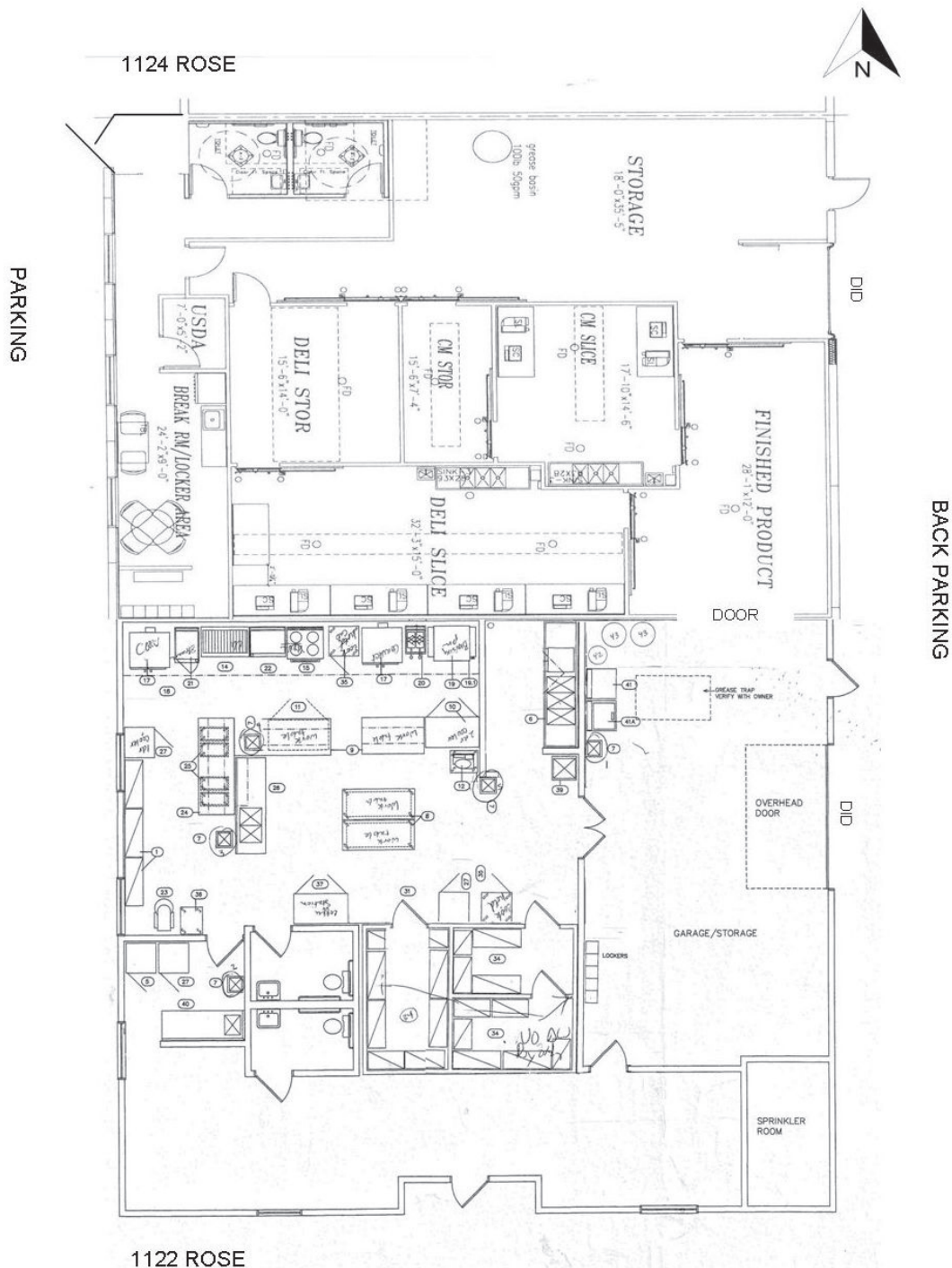
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FLOOR PLAN



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