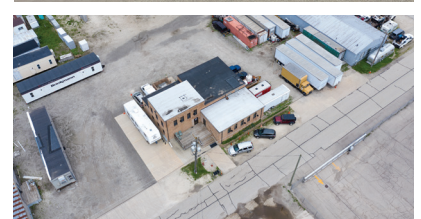


268 MILL AVENUE HAMPSHIRE, IL 60140

FOR SALE & LEASE

MLS # 10851219

May 4, 2021



INDUSTRIAL FLEX 3,178 SF

Sale: ~~\$550,000~~ Reduced! \$425,000

Lease: \$1,500-\$2,000/mo Full Service Gross

DESCRIPTION

3,178 SF INDUSTRIAL FLEX — CURRENTLY 100% OFFICE

FOR SALE: 3,178 SF Industrial flex masonry building. 100% office with full basement for storage and a 288 SF mezzanine office or conference room. Front and rear cement decks for outdoor break area. Outside parking accommodates trailer parking or worksite trailers. Zoned B1 Business District with several uses allowable. Plenty of room for a warehouse to be built if desired. See photos and layout.

FOR LEASE: 2 office spaces available - see table below for details. Rental office spaces have shared 2nd floor conference room and main floor kitchenette and ADA bathrooms. Yard space also available, pricing to be determined based on tenant's needs.

Space	SF	Dimensions	Rate	Price PSF
Office 1	324 SF	18' x 18'	\$1,500/mo Gross	\$55.55 psf
Office 2	709 SF	25.5' x 27.8'	\$2,000/mo Gross	\$33.85 psf

SPECIFICATIONS

Description	Freestanding Industrial Flex
Building Size	3,178 SF
Land Size	.79 AC (34,412 SF)
Year Built	(Older) Renovated 2005
Basement	Full
HVAC System	GFA / Central Air
Electrical	220V, 120 amp
Sprinkled	Partial / Alarm Monitored
Washrooms	3 ADA
Ceiling Height	10-15 FT
Parking	Ample
Sewer/Water	City
Zoning	B1 (Business District)
RE Taxes	\$7,097.38 (2020); Included in Rent
Possession Date	At Closing
PIN Number	01-21-401-020

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.

PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

CLICK HERE
to view our website

SHARON GLASSHOF
Senior Broker

Office: 847-854-2300 Ext 14
Cell: 847-533-6974

SharonG@PremierCommercialRealty.com

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

268 MILL AVENUE HAMPSHIRE, IL 60140

FOR SALE & LEASE



ALL MEASUREMENTS APPROXIMATE



Common Areas



Office 1



Office 2



Office 3



Mezzanine



Basement



PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380