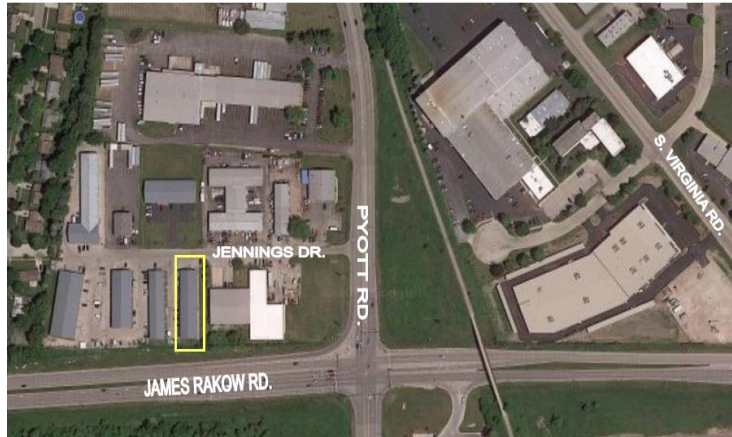


# 440 JENNINGS DR. LAKE IN THE HILLS, IL 60156

# FOR SALE

MLS # 11166899

July 29, 2021



**MULTI-TENANT INDUSTRIAL  
FULLY LEASED • 9,216 SF**

**\$550,000 (\$59.68 psf)**

## DESCRIPTION

### **MULTI-TENANT INDUSTRIAL BUILDING FULLY LEASED 9,216 SF**

Fully leased multi-tenant industrial building. Currently 3 tenants with short term leases below market rents. Total building is 9,216 SF or \$59.68 psf, assessed at \$619,320 (\$67.20 psf).

16' ceilings, floor drains, office and bath in each unit, 12x14 DID's. See layout and survey.

6% CAP rate with upside. Contact broker for rent roll and operating statement.

## SPECIFICATIONS

Land Size	24,500 SF (.5 AC)
Year Built	2001
Offices	Varies
HVAC System	GFA
Electrical	200 AMP 3 Phase
Sprinklers	No
Washrooms	1 per Unit
Ceiling Height	16' FT
Parking	19 Spaces
DID's	(7) 12' x 14'
Floor Drains	Yes
Sewer/Water	City Sewer / Well
Environmental	Feb. 2011 Phase I on File
Zoning	M1
RE Taxes	\$20,642.64 (2020)
PIN	19-08-478-007

*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

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### **BRUCE KAPLAN**

Senior Broker  
Office: 847-854-2300 Ext 20  
Cell: 847-507-1759

[BruceK@PremierCommercialRealty.com](mailto:BruceK@PremierCommercialRealty.com)

### **KEVIN KAPLAN**

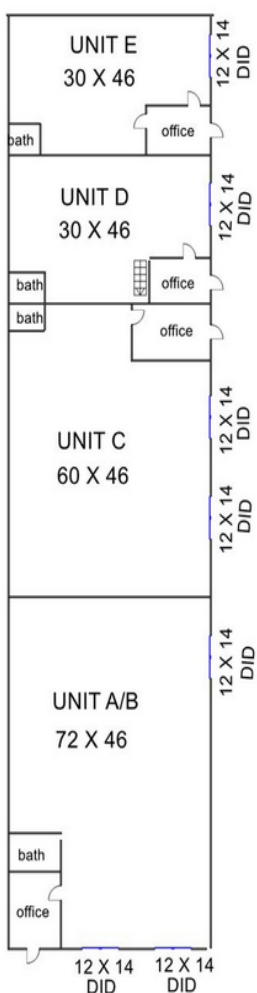
Associate Broker  
Office: 847-854-2300 Ext 13  
Cell: 309-261-0920

[KevinK@PremierCommercialRealty.com](mailto:KevinK@PremierCommercialRealty.com)

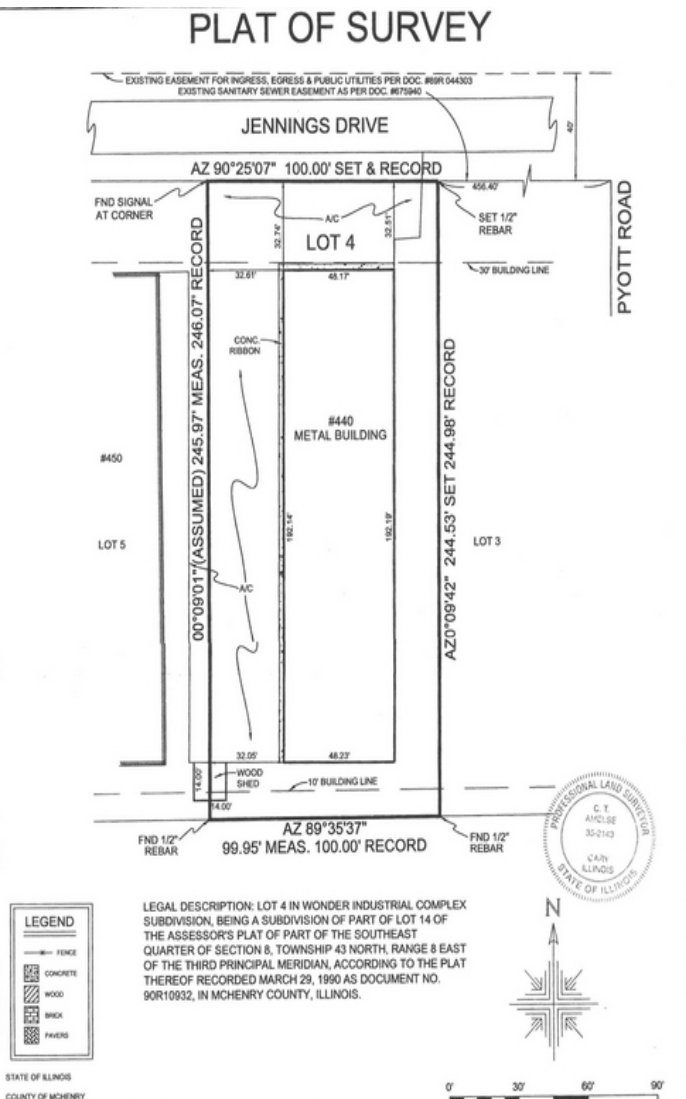
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