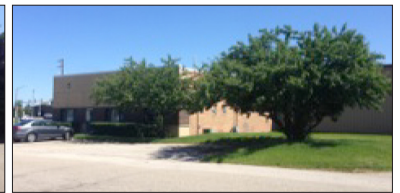


## INDUSTRIAL BUILDING WITH AVAILABLE ADJACENT LOT FOR SALE OR LEASE

### PROPERTY SPECIFICATIONS

<b>Description:</b>	Industrial Building
<b>Year Built:</b>	1969, Updated 2012
<b>Building Size:</b>	27,000 SF
<b>Land Size:</b>	.78 Acres + Adjacent .92 Acre lot
<b>Office/Showroom:</b>	1,450 SF
<b>HVAC System:</b>	GFA (Central A/C in Office), hanging furnaces in warehouse
<b>Electric:</b>	2,000 Amps
<b>Sprinklered</b>	No
<b>Floor Drains:</b>	No
<b>Ceiling Height:</b>	14' (Sections 1 & 3), 17' - 22' (Section 2)
<b>Parking:</b>	Ample
<b>Washroom(s):</b>	5: 1 in Office, 4 proposed in warehouse
<b>Truck Docks:</b>	4 Depressed Docks
<b>Drive-in-Doors:</b>	1 - 12' x 14'
<b>Sewer/Water:</b>	City/Well
<b>Possession:</b>	Closing
<b>Zoning:</b>	M-1
<b>Real Estate Taxes:</b>	\$33,667.94 (2019)
<b>Sale Price:</b>	Building: <b>\$1,299,000 (\$48.00 PSF)</b> .92 Acre Lot: <b>\$299,000 (\$7.46 PSF)</b> Bulk Purchase: <b>\$1,400,000</b>
<b>Lease:</b>	12,000 or 15,000 SF: <b>\$8.50 PSF MG</b> 27,000 SF: <b>\$8.00 SF</b>



### PROPERTY OVERVIEW

#### 27,000 SF AVAILABLE - REDEVELOPMENT OPPORTUNITY, POTENTIAL RETAIL

- Excellent user investor opportunity!
- Owner may consider lease with option to purchase
- Extensive renovations proposed for leasing option
- Existing 12,000 SF tenant will stay on month-to-month basis
- 12,000 SF warehouse space in rear has 3 depressed docks and 1 DID's
- 15,000 SF has depressed dock and overhead door (proposed)
- Adjacent lot on corner is available for sale and could be combined for a redevelopment opportunity
- Being sold "as-is"
- **PIN:** 19-08-478-015,016

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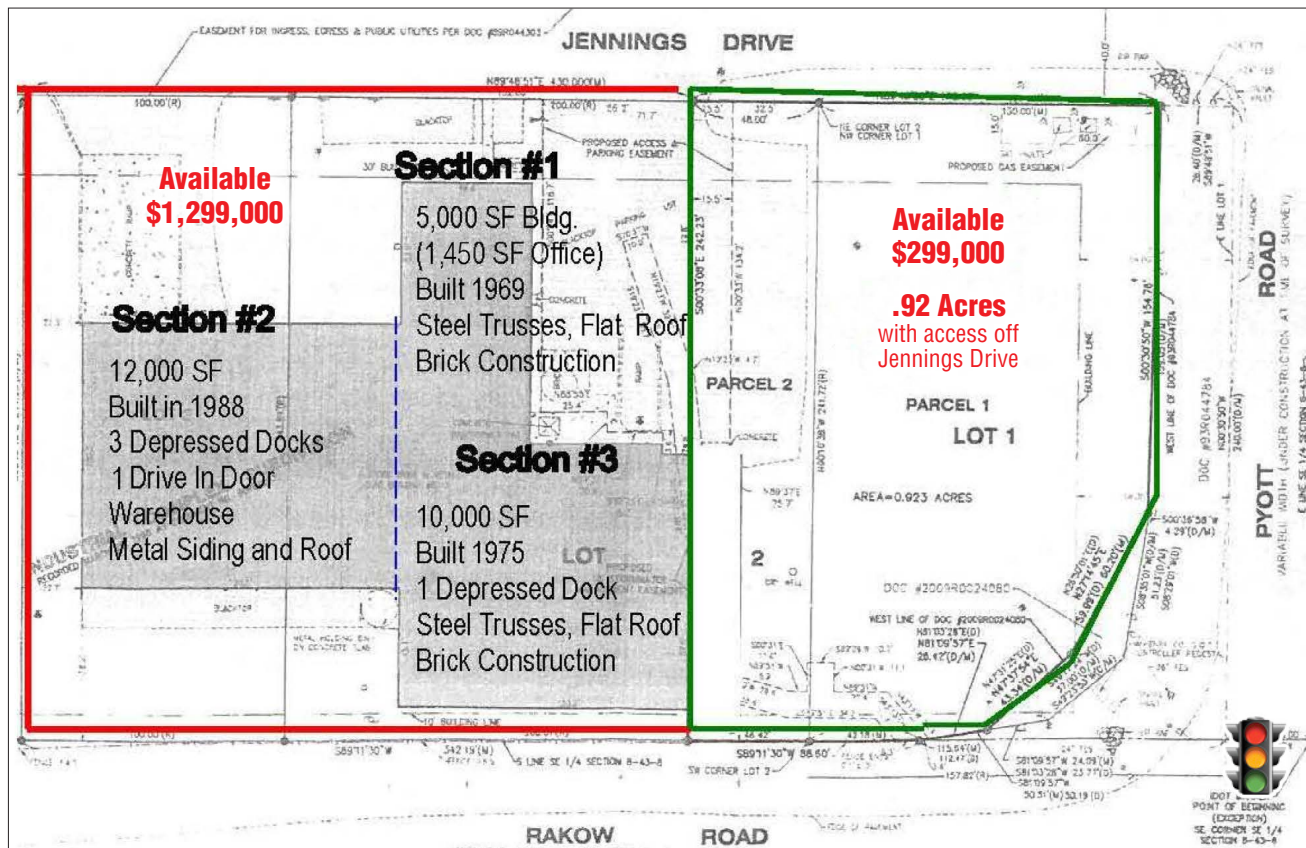
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## IMPROVEMENTS ON MASONRY BUILDING:

### SECTION 1 & 2

- Newer roof (2012) including metal decking with 20 year transferrable warranty
- Eliminated most roof penetrations
- Replaced or repaired gutters as needed
- Tuckpointing
- New flashing
- Reworked/rewired lighting
- New AC unit, cleaned ductwork, repaired
- HVAC system
- Painted plant walls
- Cleaned up electrical system installing distribution in each building. Move 120V/240V transformers to main panel





DIRECTIONS: Northwest corner of Rakow and Pyott.



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PROPERTIES