



FOR SALE OR LEASE - WILL SUBDIVIDE

Building Size:	127,937 SF	Price:	\$5,000,000/\$39.08 PSF
Land Size:	17.66 Acres	Lease Rate:	Subject to Terms
Year Built:	2009	CAM:	\$3.75 PSF
Zoning:	GC - General Commercial	Real Estate Taxes:	\$173,275/\$1.35 PSF (2020)
Sprinklered:	Yes	Parking:	400 Spaces
Ceiling Height:	22'	Pin:	12-17-425-008

PROPERTY INFO

- Potential Uses include Retail, Entertainment, Fitness, Multi-Sport, Restaurant, Light Automotive, Self Storage
- High bay ceiling with skylights, 5 truck docks and 5 overhead doors
- Outlots can be created to maximize value. Detention pond can be backfilled to create more usable land
- Centrally located in Randall Rd. retail corridor surrounded by over 1 million SF of retail
- Join Aldi, Walmart, Portillo's, Chuck E Cheese, Hobby Lobby, Kohls and many more
- Average household Income in 5 mile radius: \$95,033
- Easily accessible from main Randall Rd intersection with traffic light, with 28,500 VPD
- TI available for credit-worthy tenant
- Some use restrictions are in place from Walmart, including grocery exceeding 30,000 SF and logistics

LINDA KOST
Senior Broker
847.910.8820
LKost@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive, Suite 201
Algonquin, IL 60102

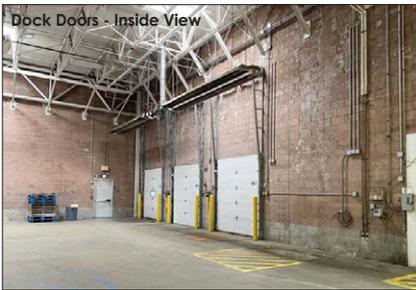
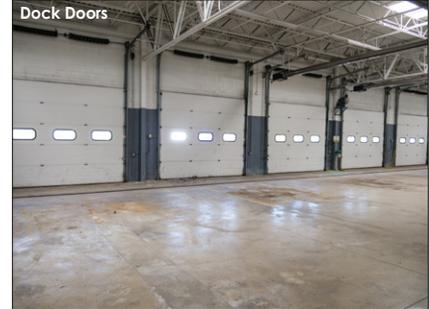




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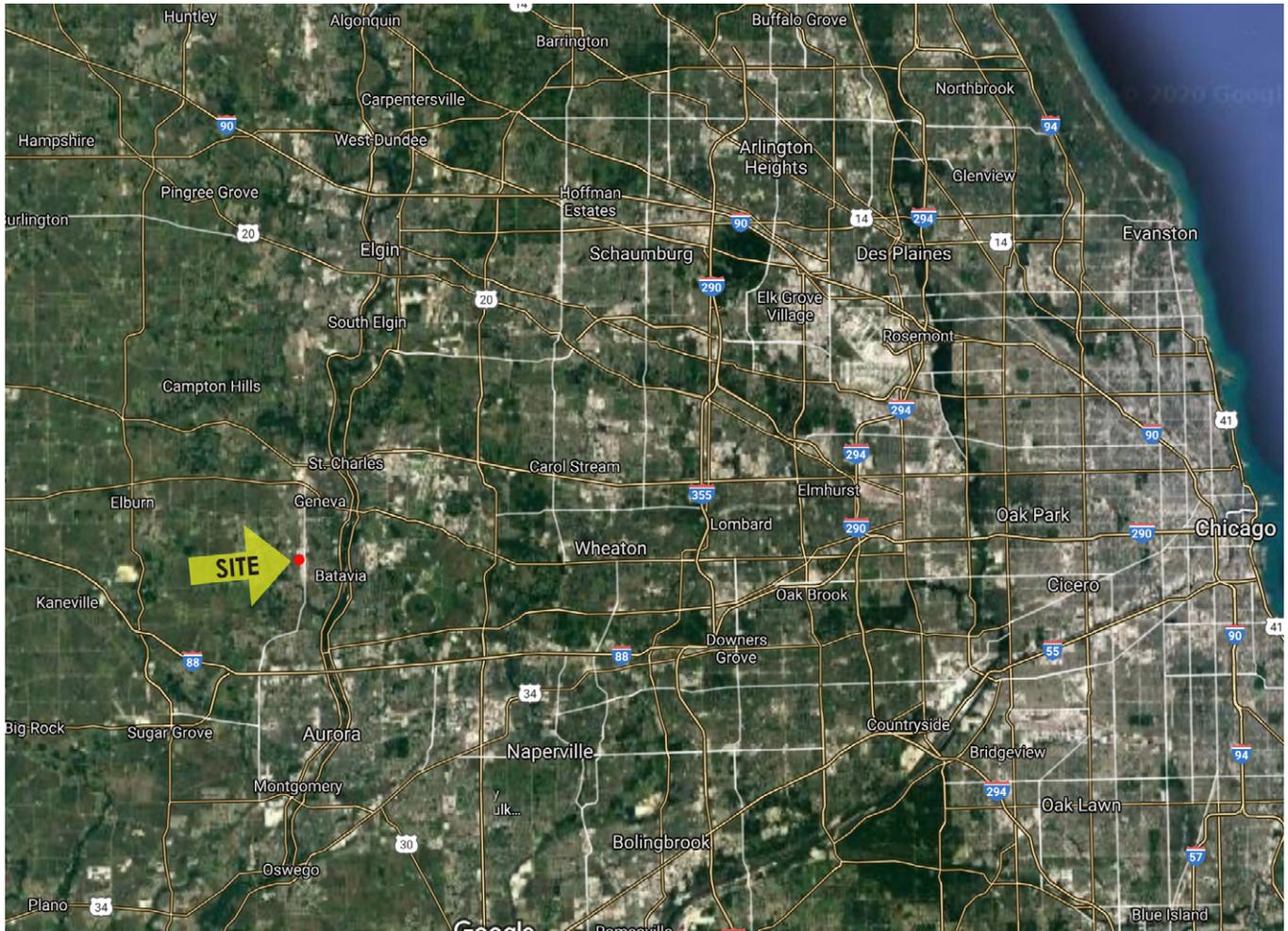




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