

AVAILABLE FOR LEASE

Alexis Court
332-334 W. Main St.
Carpentersville, IL 60110

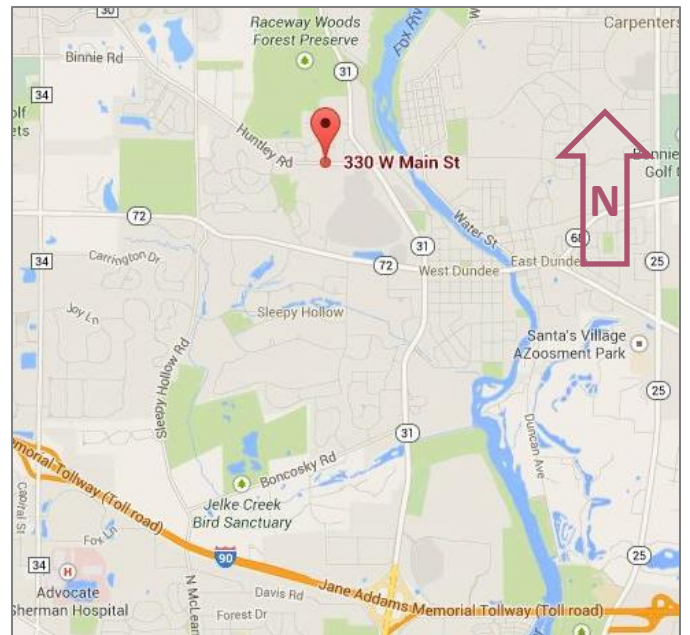


1,423 -2,846 SF

RETAIL
SPACE

\$8.00 PSF NNN

- 2,846 SF of retail space can be divided to 1,423 SF.
- Each unit has 1 ADA washrooms.
- Great visibility & location on W. Main Street (Huntley Rd.), just west of Rt. 31.
- High traffic, newer 15,000 sq. ft. neighborhood retail center, illuminated marquee sign in parkway.
- Professionally managed by Key Investment & Management Inc.



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR FURTHER INFORMATION CONTACT:

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Se Habla Español

Real Estate

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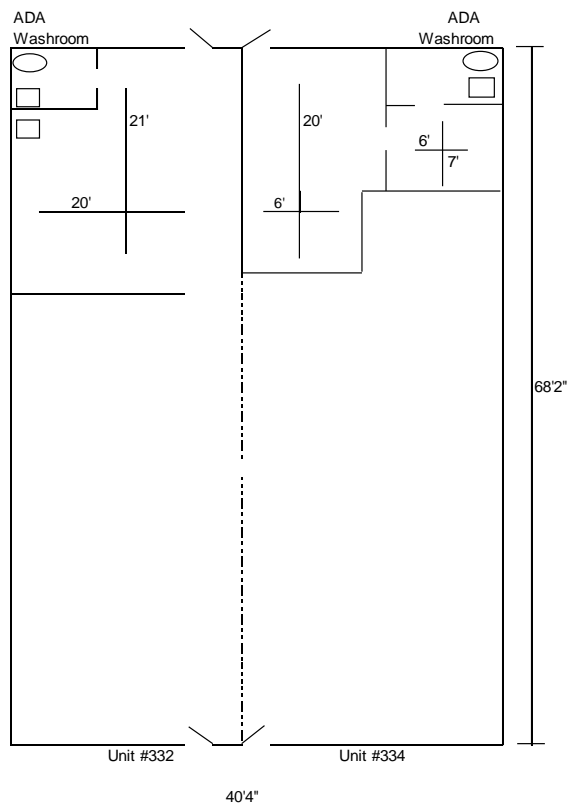
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PROPERTY SPECIFICATIONS	
Building Size:	15,547
Available Space:	1,423 -2,846 SF
Year Built:	2002
Zoning:	C2
Parking:	Open lot
Ceiling Height:	10'
Power:	100 AMP – 2 Phase
Washrooms:	2 - ADA
Sprinklered:	Yes
Utilities:	Gas/Electric/ pro-rated Water & Sewer
Real Estate Taxes:	\$3.79 PSF
CAM:	\$3.58 PSF
Possession:	Immediately
Lease Term:	Minimum 2 years
Lease Rate:	\$8.00 PSF NNN



All dimensions are approximate. Drawing not to scale.



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