



INDUSTRIAL SPACE FOR SALE OR LEASE

830 COMMERCE PKWY, CARPENTERSVILLE, IL

1/2 of Building is LEASED through 2020. Great USER/INVESTOR Opportunity!

PRICE REDUCTION

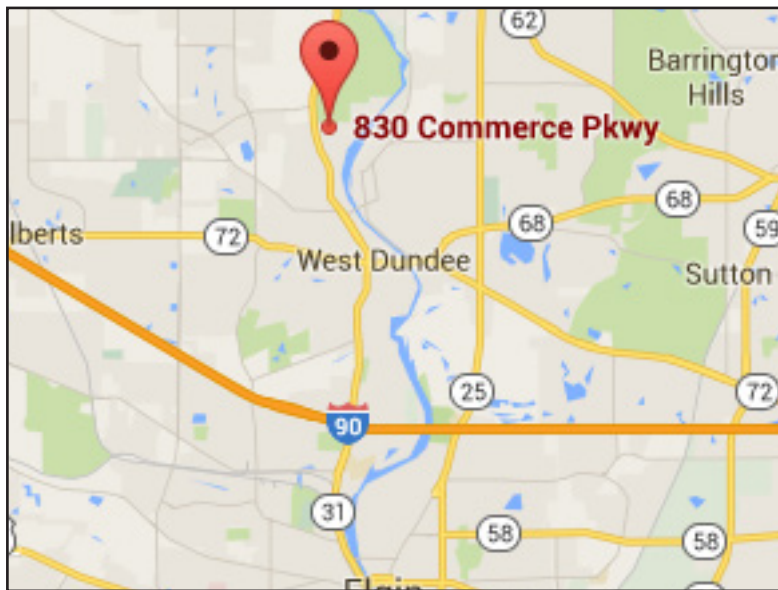


BUILDING FEATURES:

- 48,200 SF Building with 24,100 SF Available Immediately
- High Quality Warehouse Space
- 2 Enclosed Truck Docks and 1 Drive-in-Door
- Heavy Power: 2,500 AMPs/480v
- Located Off of Rte 31 just North of Higgins
- 21' Clear Ceiling Height
- 65 Parking Spaces on 2.87 Acre Site
- Built in 1999
- Low Kane County Taxes
- Perfectly Set-Up for Owner/User
- **Ideal for USER/INVESTOR**
- **Total Building SF = 48,200 SF**
- **Taxes = \$1.65 PSF (\$79,697 per year)**
- **Operating Expenses = \$0.26 PSF (\$12,532 per year)**
- **Rental Rate = \$4.50/NNN**
- **Gross Rate = \$6.41 MG**
- **SALE Price: \$2,795,000 (\$57.98/SF)**

AVAILABLE SPACE:

TOTAL (SF)	OFFICE (SF)	WAREHOUSE (SF)
24,100	1,500	22,600



FOR MORE INFORMATION:

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LEASING | SALES | TENANT ADVISORY | MANAGEMENT



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INDUSTRIAL SPACE FOR SALE LEASE

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FLOOR PLAN

