



PROPERTY PROFILE

11,560 Square Foot Unit
856 Commerce Parkway
Carpentersville, IL

Building Description:	Modern one story 33,096 S.F. precast four-unit building
Office Size:	1,800 square foot suite with spacious lunchroom
Land:	92,783
Sprinkler:	Yes
Ceiling Height:	18'
Loading:	1 exterior depressed dock with leveler and 1- 12' X 14' DID
Heat:	Gas
Power:	400 Amps. 480 Volt
Bay Size:	35' X 40'
Parking:	Paved parking for 30 plus vehicles
Taxes:	\$1.75 P.S.F
Year Built:	2000
Possession:	immediate
Lease Price:	\$8.75 Gross (includes real estate taxes and CAM)
Comments:	This end unit facing Route 31 has good traffic exposure, is very flexible, is 7 minutes to the I-90 Route 31 or Randall Rd intersection's and has great labor appeal with shopping and restaurants 2 minutes away. This space is first class with available compressor and air lines.
Contact:	G. Pat Ryan, SIOR, CRA 847.361.7871 Mobile