



PROPERTY PROFILE

**20,000 S.F. Free Standing Bldg.
1695 Cambridge Dr.
Elgin, IL 60123**

Building Description: Modern Air-Conditioned One-Story Pre-Cast Bldg. with two attractive entrances. Ideal for production, showroom and or distribution operations.

Office Size: 6,500 S.F. (3,500 S.F. Office-3,000 S.F. showroom or AC production space with mezzanine)

Land: 1.2 Acres

Sprinkler: Wet system

Ceiling Height: 20' Clear

Loading: 2 interior depressed docks and 2- 12' X 14' Drive in Doors

Heat: Gas

Power: 1200 Amp 480 Volt

Bay Size: 36' X 40'

Parking: 28 Auto

Taxes: \$43,913 (2020 R.E. Tax \$2.20 P.S.F.)

Year Built: 1985 (rehabbed 2017)

Possession: Per prospect requirement

Sale Price: \$2,000,000 (\$100 P.S.F.)

Lease Price: \$6.85 P.S.F. Net

Comments: Existing tenant, under current lease, may vacate to accommodate prospective tenants.

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