

**204 DEARBORN CT.
UNIT 105
GENEVA, IL 60134**

**1,500 SF
INDUSTRIAL UNIT
AVAILABLE
FOR SALE**

USER OR INVESTOR OPPORTUNITY!



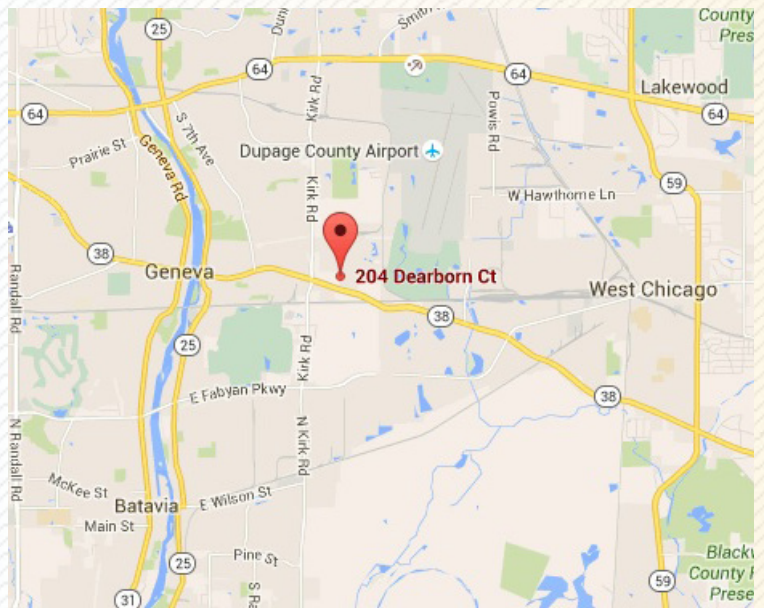
BUILDING SPECIFICATIONS:

SIZE: 1,500 sf
OFFICE: 750 sf
DRIVE IN DOOR: 1 (16'x14')
CEILING HEIGHT: 14' clear
CAR PARKING: 5 spots
POWER: 200 AMPS
SPRINKLERS: Yes

SALE PRICE: \$139,900

COMMENTS:

Oversized drive-in door. Bullpen office area. Near the intersection of Kirk Road and Route 38. Tenant in place.



*NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY OF THE FOREGOING INFORMATION. TERMS AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

**Contact Maria McNeil, Brian Lindgren
or Dan Brown, Managing Broker Today!**

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