

907 Armstrong St.
Algonquin, IL 60102

For Lease

MLS #12413526

INDUSTRIAL



INDUSTRIAL SPACE 6,135 SF

\$5,368/MO. \$10.50 PSF (GROSS)

**INDUSTRIAL SPACE
6,135 SF**

Located in a 34,000 SF multi-tenant building in the Algonquin Industrial/Office Center, off of Route 62 (Algonquin Road) and just west of Route 31.

UNIT 907: 6,135 SF unit with $\pm 1,575$ sf office space consisting of an open reception, one private front office, open clerical and breakroom. Two bathrooms, two shop offices and large mezzanine above offices and overlooking the 44' x 92' warehouse with an 8x8 depressed dock and 400 amp/240V 3 phase power.

Monthly rent is \$5,368. Gross, includes CAM and taxes. Tenant responsible for utilities.

Specifications

Building Size:	34,000 SF
Year Built:	1978
Office Size:	$\pm 1,575$ SF
HVAC System:	GFA / Office A/C
Electrical:	400 amp/ 240V 3 Phase
Sprinklers:	Yes
Washrooms:	2 ADA
Ceiling Height:	15 - 17 ft
Parking:	Common
Dock:	1 8'x8'
Sewer/Water:	City
Zoning:	M1
CAM & Taxes	Included
PIN #:	19-28-451-002

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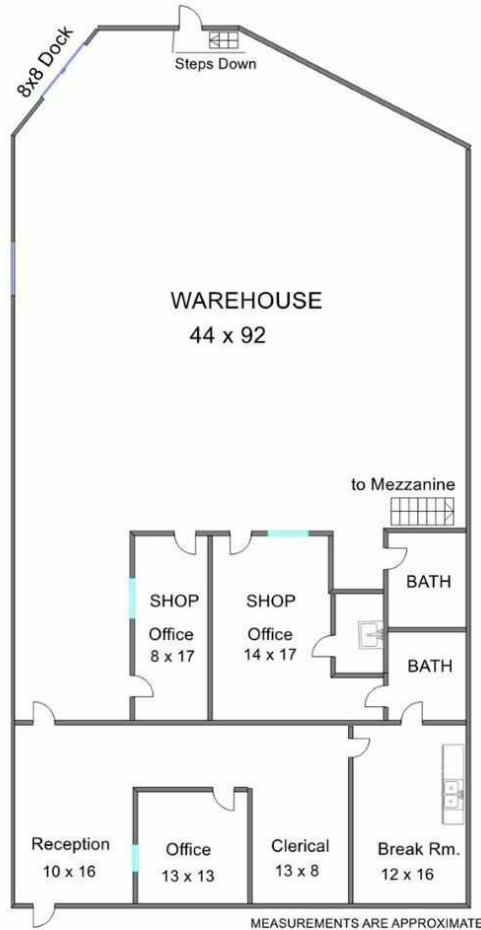
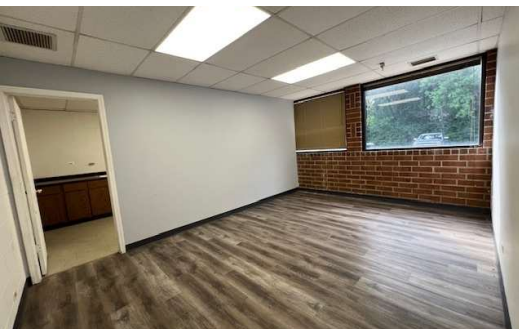


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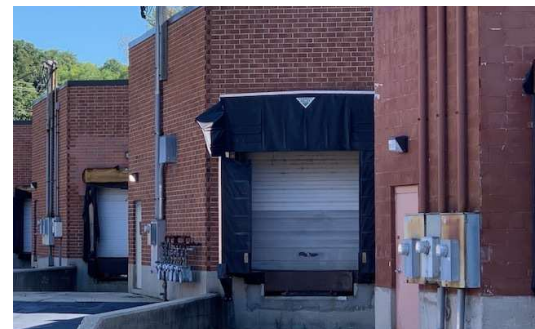
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