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USCS

## 11 Duffy Ln

12,000 SF of Industrial Space Available in Sugar Grove, IL



### HIGHLIGHTS

- Private Cul-de-sac Circle Entry
- Excellent Location
- Huge Drive Through Warehouse

## FEATURES

Clear Height	27'
Warehouse Floor	10"
Drive-In Bays	2
Interior Dock Doors	1
Exterior Dock Doors	2
Levelers	1
Standard Parking Spaces	30

## ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor	2,500-12,000 SF	3-6 Yrs	\$9.50 /SF/YR	Industrial	Partial Build-Out	Now

## PROPERTY OVERVIEW

Commercial / Industrial Single or Multi Business use. Beautiful Single Structure Building. With newly redesigned private offices, private bathrooms, kitchen, reception and conference room. Clean Huge Fully Sprinkled with Fire and Security Warehouse space destined for business operations, opportunities and growth. Perfect for professional use, contractor site, assembly, manufacturing, dispensary, shipping, receiving and/or storage and MORE! Excellent 480V /3

Phase 800 Amp Power Distribution for Heavy Equipment with Provided Internal Step Down Transformer for 240V / 3 Phase Smaller Equipment and Convenience Use. Property Management included and provided by USCS. Excellent business park with ZERO Industrial Park Fees and Dues. Location within a direct 10 miles to Interstate 88. This Building is Truly a Diamond amongst the "rough" Industrial Backdrop.

## WAREHOUSE FACILITY FACTS

Building Size	12,000 SF
Lot Size	1.03 AC
Year Built/Renovated	1999/2018
Construction	Metal
Sprinkler System	Wet
Water	City
Sewer	City
Power Supply	Amps: 800 Volts: 480 Phase: 3
Zoning	I-1

## TRANSPORTATION



### FREIGHT PORT

Port Milwaukee

143 min drive

117.3 mi

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### RAILROAD

EOLA WAREHOUSING , INC.-AURORA-IL

23 min drive

14.6 mi

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MAP OF 11 DUFFY LN SUGAR GROVE, IL 60554



## ADDITIONAL PHOTOS



Kitchen



Warehouse 2



Outside Dock



Reception



Inside Warehouse 2



Warehouse



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo

**Listing ID:** 24752326

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**Address:** 11 Duffy Ln, Sugar Grove, IL

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