



FOR SALE OR LEASE - WILL SUBDIVIDE

| | | | |
|------------------------|-------------------------|---------------------------|-----------------------------|
| Building Size: | 127,937 SF | Price: | \$5,000,000/\$39.08 PSF |
| Land Size: | 17.66 Acres | Lease Rate: | Subject to Terms |
| Year Built: | 2009 | CAM: | \$3.75 PSF |
| Zoning: | GC - General Commercial | Real Estate Taxes: | \$173,275/\$1.35 PSF (2020) |
| Sprinklered: | Yes | Parking: | 400 Spaces |
| Ceiling Height: | 22' | Pin: | 12-17-425-008 |

PROPERTY INFO

- Potential Uses include Retail, Entertainment, Fitness, Multi-Sport, Restaurant, Light Automotive, Self Storage
- High bay ceiling with skylights, 5 truck docks and 5 overhead doors
- Outlots can be created to maximize value. Detention pond can be backfilled to create more usable land
- Centrally located in Randall Rd. retail corridor surrounded by over 1 million SF of retail
- Join Aldi, Walmart, Portillo's, Chuck E Cheese, Hobby Lobby, Kohls and many more
- Average household Income in 5 mile radius: \$95,033
- Easily accessible from main Randall Rd intersection with traffic light, with 28,500 VPD
- TI available for credit-worthy tenant
- Some use restrictions are in place from Walmart, including grocery exceeding 30,000 SF and logistics

LINDA KOST

Senior Broker

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2390 Esplanade Drive, Suite 201
Algonquin, IL 60102



Top View



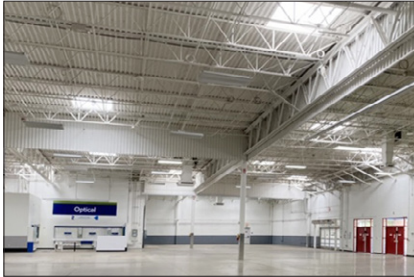
Front View



Neighboring Aldi, Chuck E Cheese & Denny's



Neighboring Walmart



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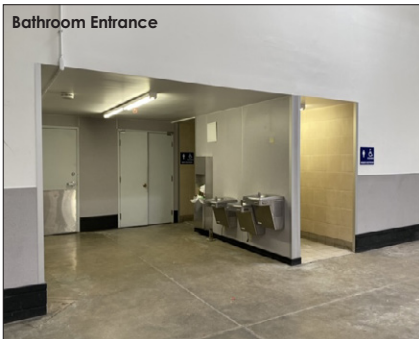
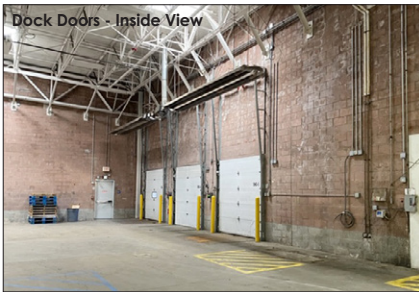
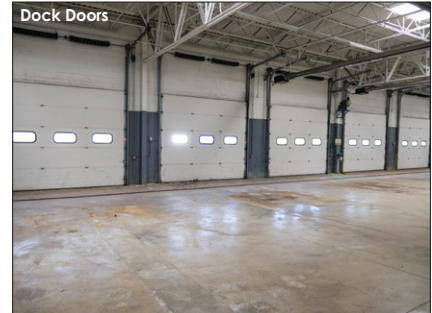
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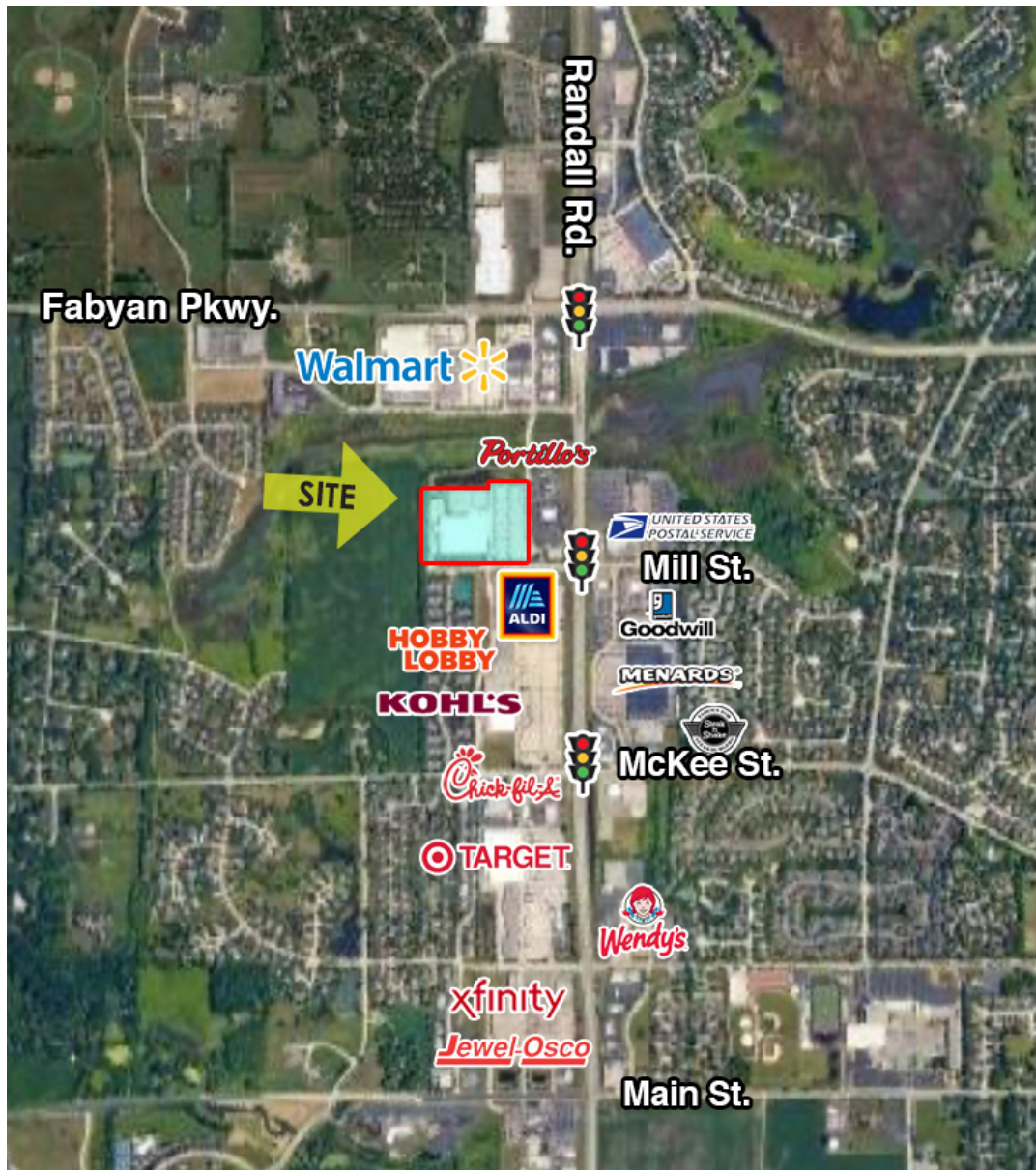
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PROPERTIES



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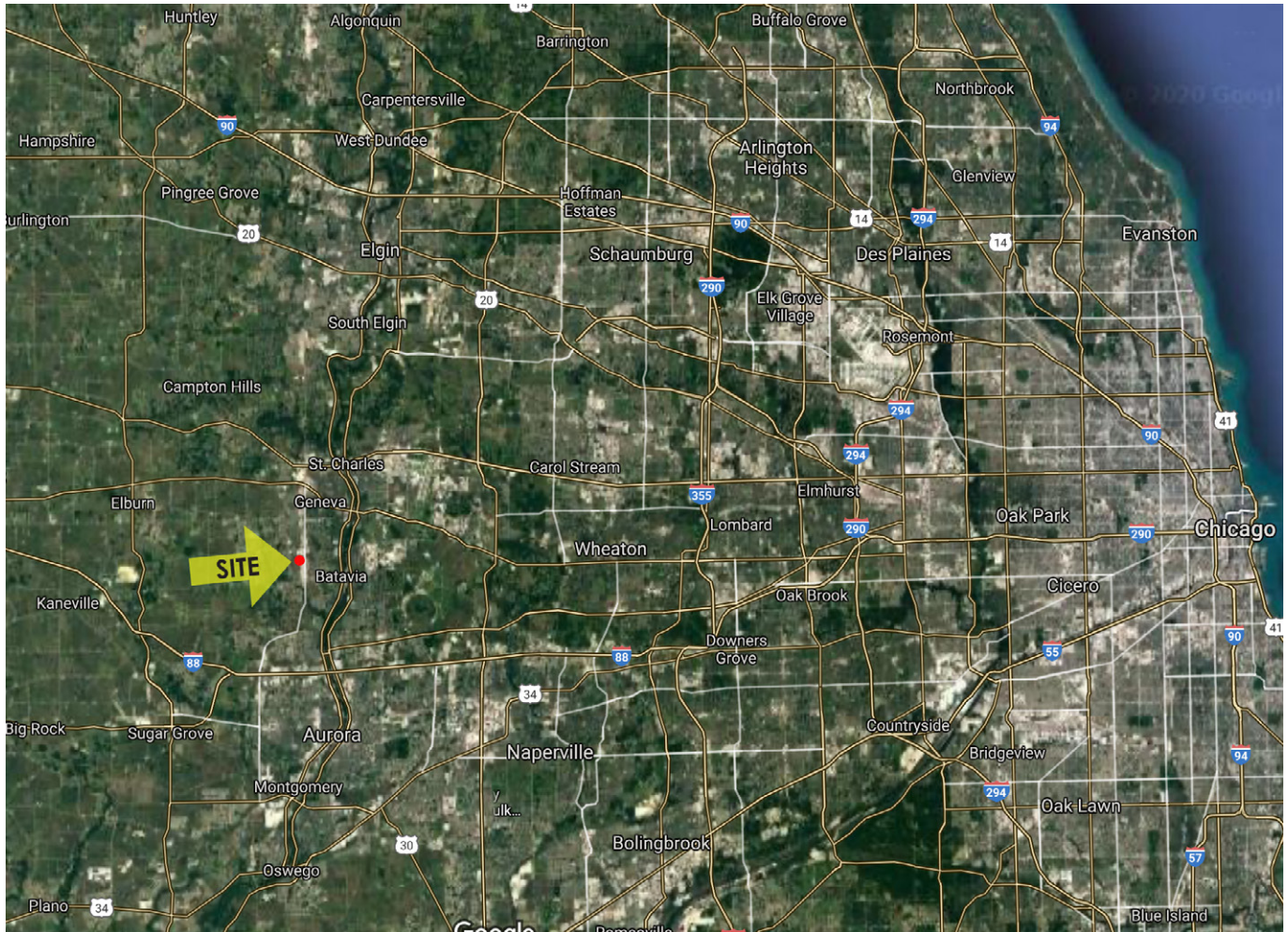
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