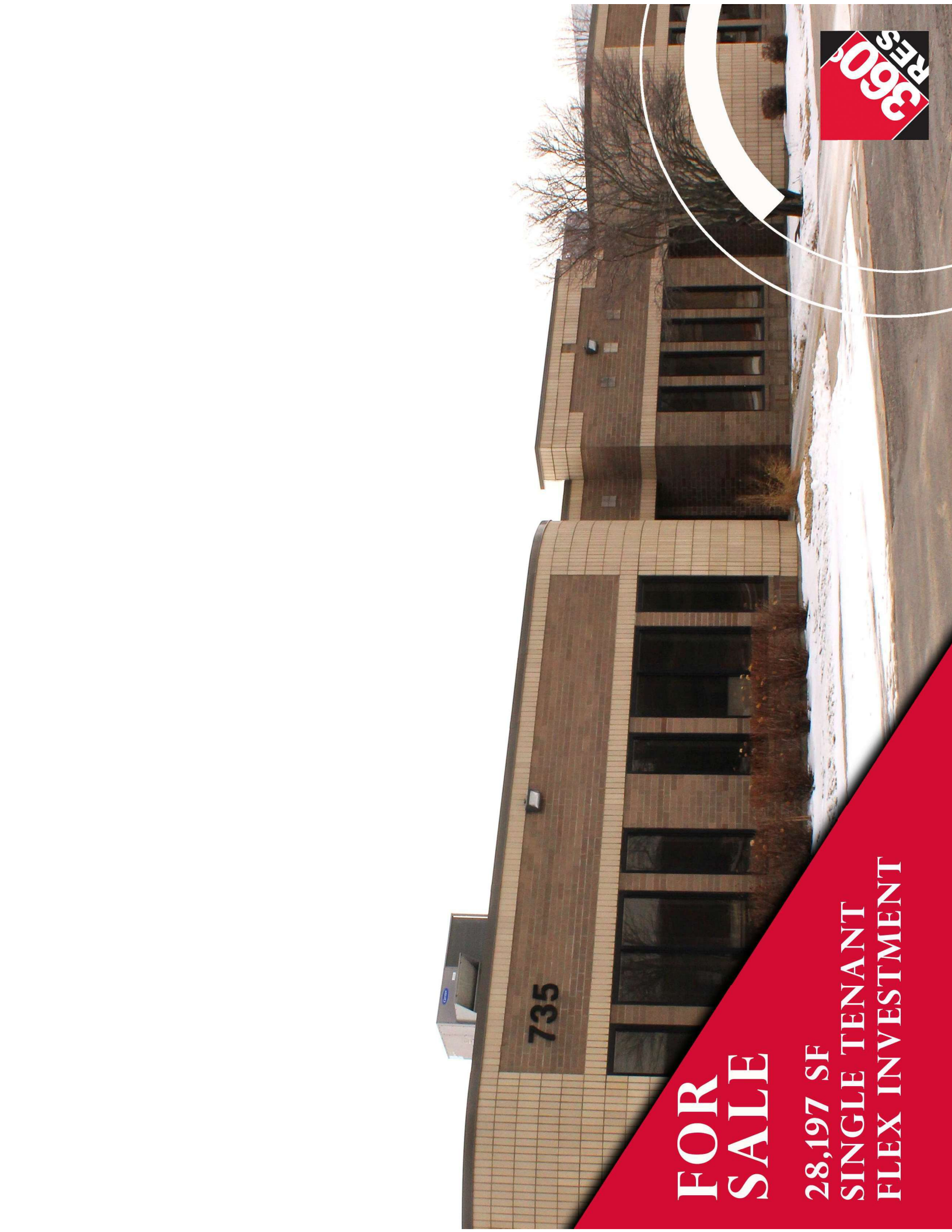




**FOR
SALE**

**28,197 SF
SINGLE TENANT
FLEX INVESTMENT**

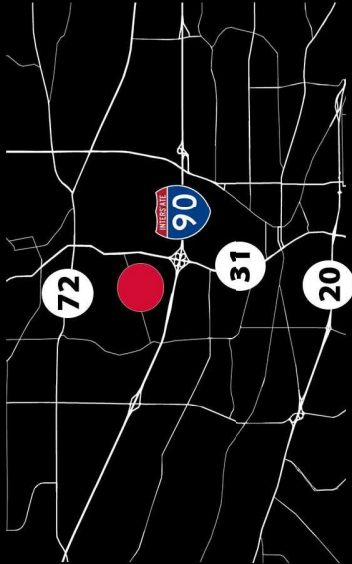
735 TOLLGATE ROAD Elgin, IL

TOTAL AREA 28,197 RSF
OCCUPANCY 100%
TENANT Office Superstore East LLC (Staples)
LEASE STRUCTURE 10 Year/NNN
Year One Base Rent \$319,472.01
ANNUAL ESCALATIONS: 3%
CAP RATE: STO
ASKING PRICE: STO



Single Story Flex National Credit Tenant

- 100% Leased to Long Term Tenant
- Ten (10) Years of Lease Term
- NNN Lease Structure
- Substantial Tenant Funded Buildout
- Mission Critical Use
- Dock and Drive-In Door Equipped
- 800 Amps at 480 Volts
- Excellent Proximity to I-90
- This facility provides commercial print services to Staples clients throughout the Midwest. Staples has been a Tenant in the building since 2007 prior to signing a 10-Year lease extension.



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