

±8,894 SF Available for Sale or Lease

235 INDUSTRIAL DRIVE

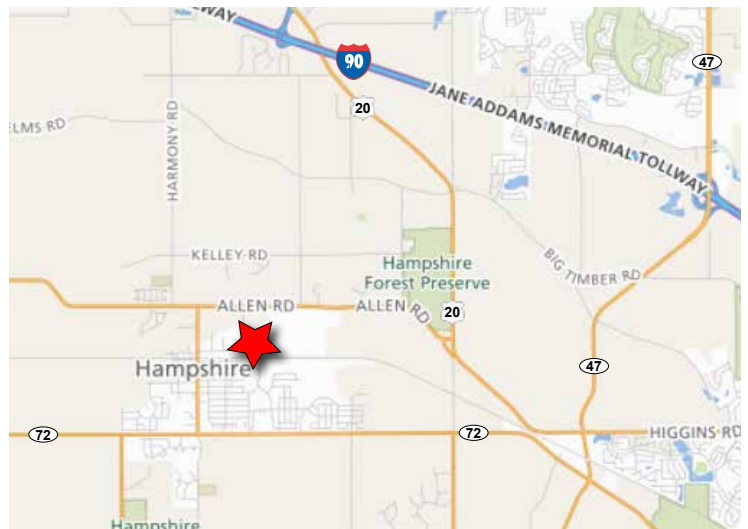
HAMPSHIRE, IL 60140



SPECIFICATIONS

AVAILABLE BUILDINGS	±6,150 SF and ±2,744
LAND AREA	±2 AC
OFFICE AREA	±600 SF with ±600 SF mezzanine
CEILING HEIGHT	18' Clear
LOADING	1 Drive-in Door (14'x14')
CONSTRUCTION	Metal
YEAR BUILT	1986 & 1998
POWER	210 Volts
HEATING	Gas
POSSESSION	Immediate
REAL ESTATE TAXES	\$7,718
LEASE RATE	\$5.50 PSF Gross
SALE PRICE	\$479,000

- Well-maintained
- Secured outside storage
- Low Kane County taxes
- 4.5 miles from the 4-way interchange at I-90 & US-20
- 7 miles from the 4-way interchange at I-90 & IL-47



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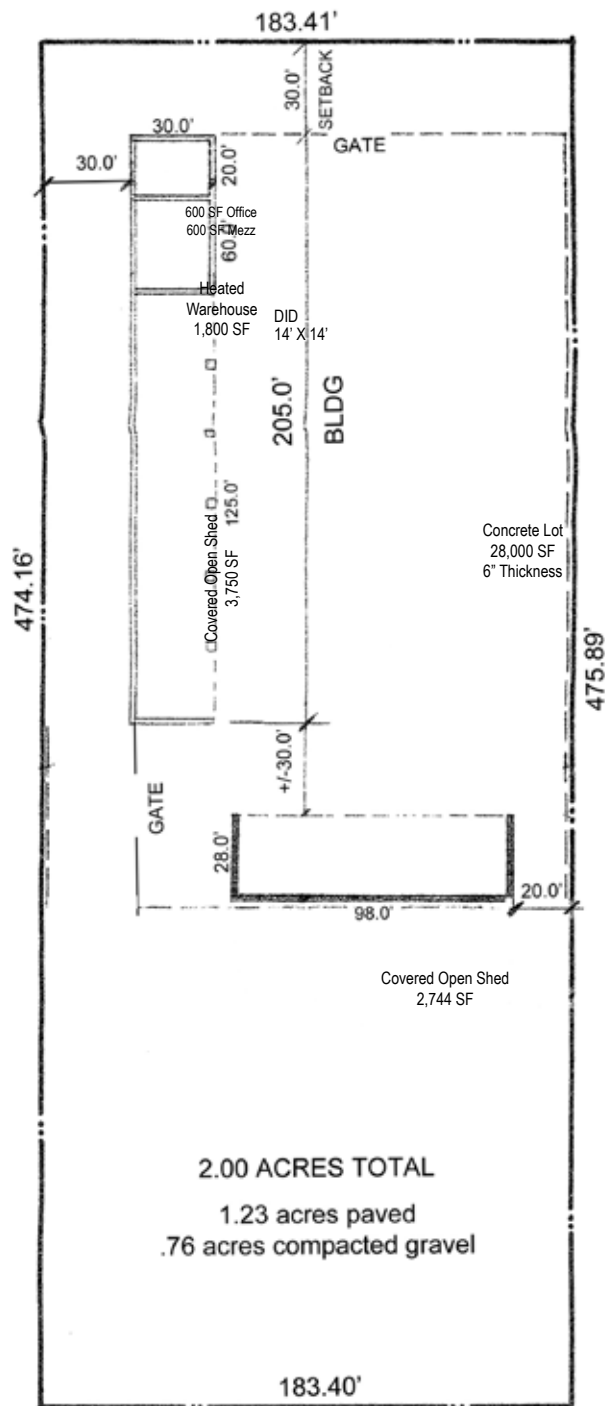
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 **TRANSWESTERN®**

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