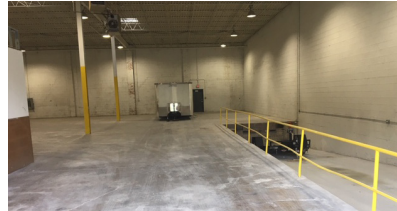


# 607 CHURCH ROAD ELGIN, IL 60123

# FOR LEASE

MLS # 10822053

August 21, 2020



## INDUSTRIAL 7,865 SF

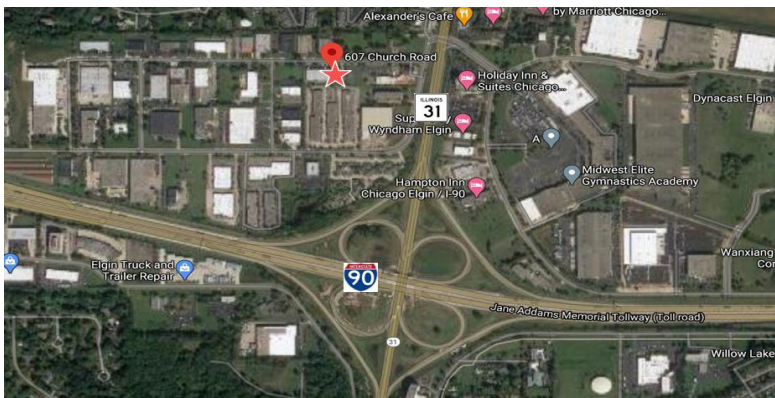
**\$8.50 PSF Modified Gross**  
**\$5,571.04 /mo**

### DESCRIPTION

7,865 SF manufacturing/warehouse for lease with great location just off the I-90/Route 31 Interchange. Interior dock with leveler and 12x14 DID. 19' ceilings, ceiling fans, floor drains, 400 amp, 480V, 3 phase power. 1,000 SF office recently painted with anti-microbial paint and new windows that open and new flooring. (2) updated bathrooms. New LED lighting in warehouse. Tenant responsible for first \$500 on any repairs to mechanical or interior issues. See layout. Visit Premier Commercial Realty website to see all our listings.

### SPECIFICATIONS

|                |                             |
|----------------|-----------------------------|
| Description    | Industrial Office/Warehouse |
| Building Size  | 32,450 SF                   |
| Year Built     | 1979                        |
| Office         | 1,000 SF                    |
| HVAC System    | GFA / Office A/C            |
| Electrical     | 400 AMP/ 480V/ 3 Phase      |
| Sprinkled      | Yes                         |
| Washrooms      | 2                           |
| Ceiling Height | 19' clear                   |
| Parking        | 6 (rear)                    |
| DID's          | (1) 12 x 14                 |
| Floor Drains   | Yes                         |
| Docks          | (1) Interior w/ Leveler     |
| Sewer/Water    | City                        |
| Zoning         | GI                          |
| CAM & Taxes    | Included                    |
| PIN Number     | 03-34-303-003               |



*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.*

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**BRUCE KAPLAN**

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**KEVIN KAPLAN**

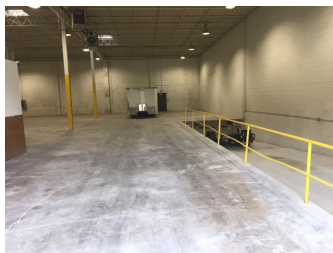
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607 CHURCH ROAD  
ELGIN, IL 60123

FOR LEASE



FLOOR PLAN



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