

AVAILABLE FOR SALE/LEASE

1135 Jansen Farm Drive

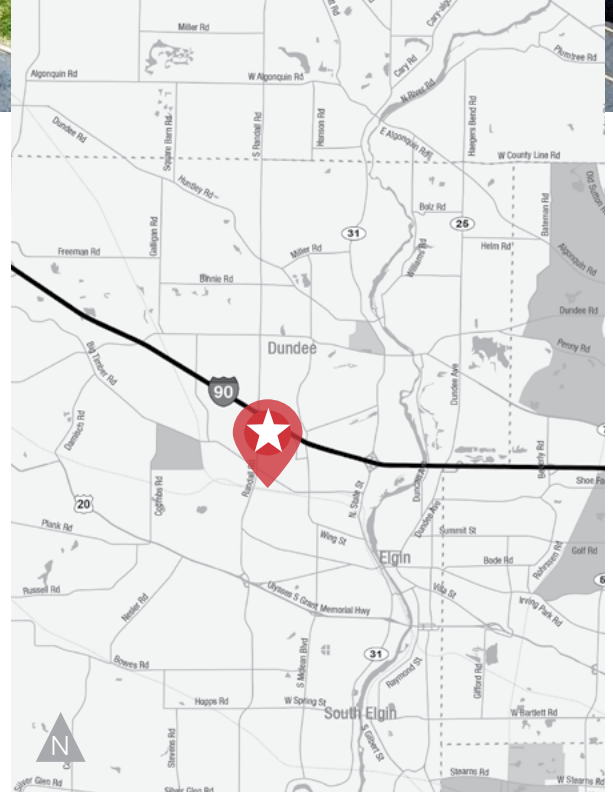
ELGIN ILLINOIS



PROPERTY DETAILS

BUILDING SIZE	15,366± SF
SITE SIZE	2.00± ACRES
CLEAR HEIGHT	18'
LOADING	1 PLANNED EXTERIOR DOCK 1 DRIVE-IN DOOR
PARKING	40 SPACES (EXPANDABLE)
TAXES	\$2.24 PSF (PAYABLE 2019)
SALE PRICE	\$1,450,000 / \$94.36 PSF
LEASE PRICE	\$6.50 PSF NET

FEATURES: HIGH IMAGE CORPORATE FACILITY, BUILDING/
PARKING/STORAGE EXPANSION OPPORTUNITY, 80% AIR
CONDITIONED, SHOWROOM AREA, LOW KANE COUNTY
TAXES

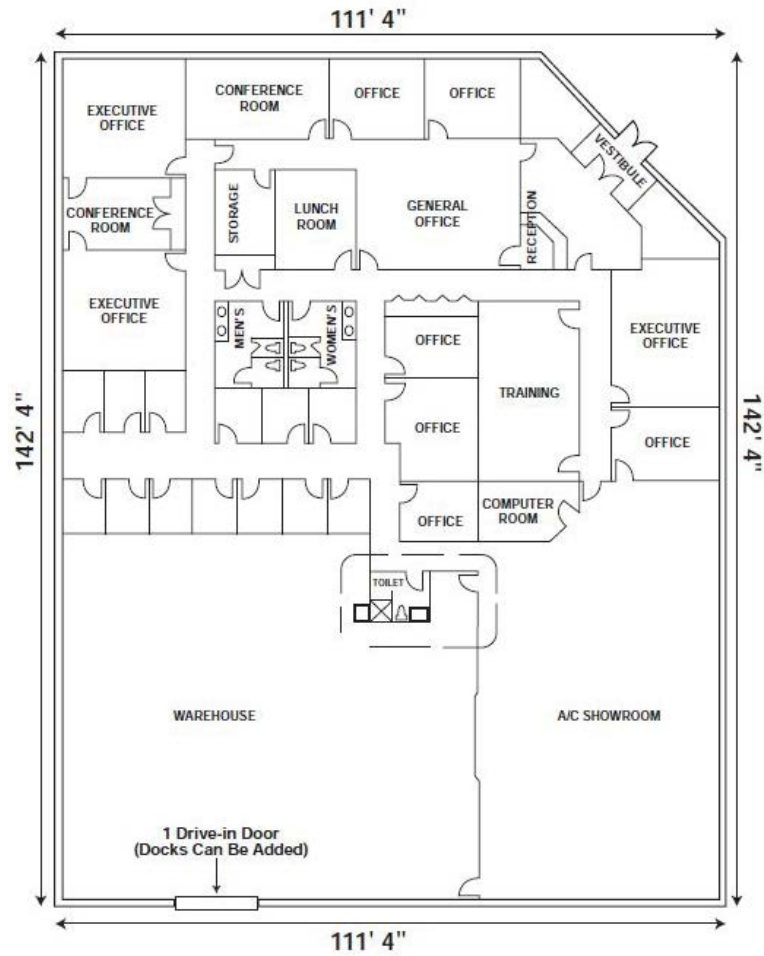


1135 JANSEN FARM DRIVE
ELGIN ILLINOIS

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1135 Jansen Farm Drive, Elgin IL

EXISTING SITE PLAN / FLOOR PLAN



NAI Hiffman
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Jack Brennan

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CONCEPTURAL EXPANDED WAREHOUSE PLAN

