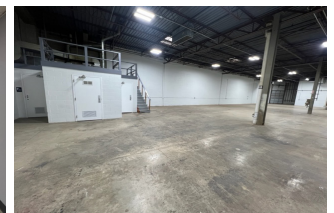


905 ARMSTRONG STREET ALGONQUIN, IL 60102

FOR LEASE

MLS # 11733948

April 27, 2023



WAREHOUSE SPACE • ±5,483 SF

\$4,112 / mo. (\$9 psf Gross)

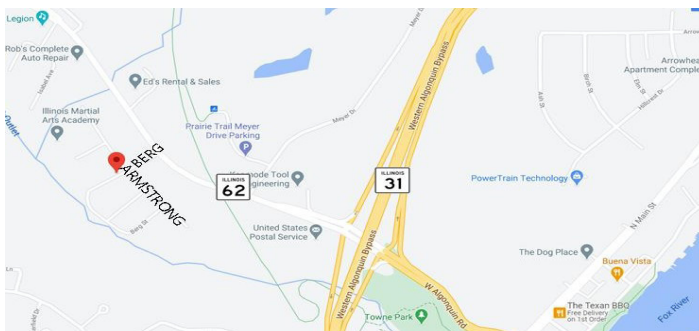
DESCRIPTION

Industrial Warehouse ±5,483 SF

Unit 905: ±5,483 SF w/ ±700 SF office w/ open clerical, 1 private office and bath. ±4,783 SF warehouse has 17' clear ceilings, 2 bathrooms and dock w/leveler.

Gross lease with CAM and taxes included.

Located in multi tenant building just off Algonquin Road between Route 31 and Randall Road.



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.

SPECIFICATIONS

Building Size	34,000 SF
Year Built	1978
Office Space	±700 SF
HVAC System	GFA / Central Air (office)
Electrical	400 amps, 240 volt, 3 phase
Sprinkled	Yes
Washrooms	3
Ceiling Height	15-17' clear
Parking	Common/Ample
Truck Docks	1 per unit
DID's	No (Possible ramp)
Floor Drains	No
Sewer/Water	City
Zoning	M-1
Cam & Taxes	Included
PIN Number	19-28-451-002
Lease Term	3-5 Years

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