

For Sale or Lease
1415 Davis Road, Elgin, IL

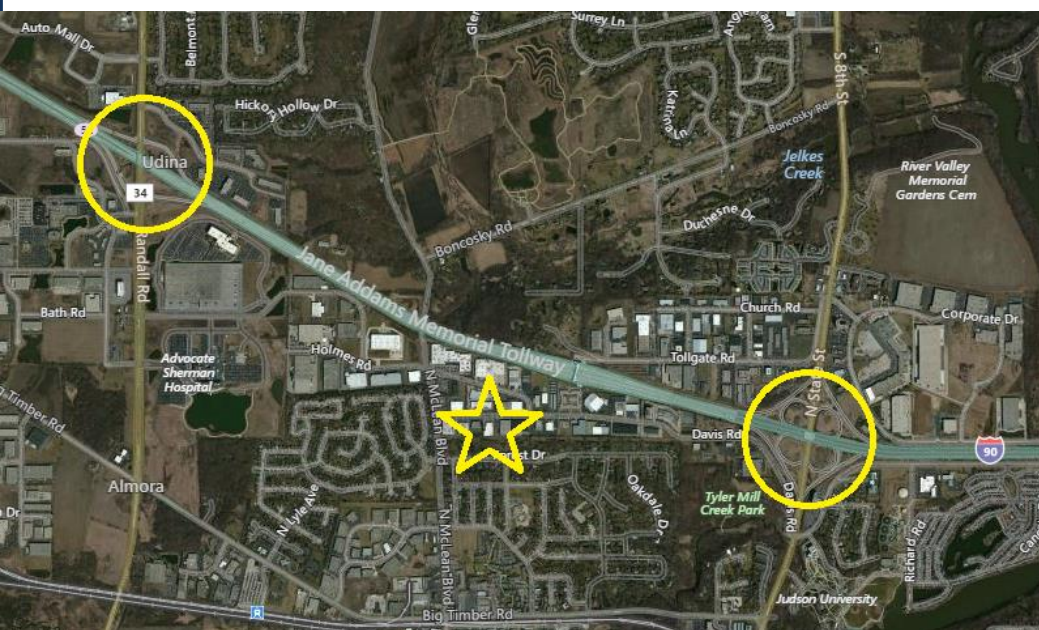
35,210 SF

Price Reduced!



PROPERTY FEATURES:

- Immediate access to two full 4-way expressway interchanges
- Potentially divisible; originally a 2-tenant building
- Two exterior truck docks; 1 grade-level door



Contact:

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ENTRE
Commercial Realty LLC

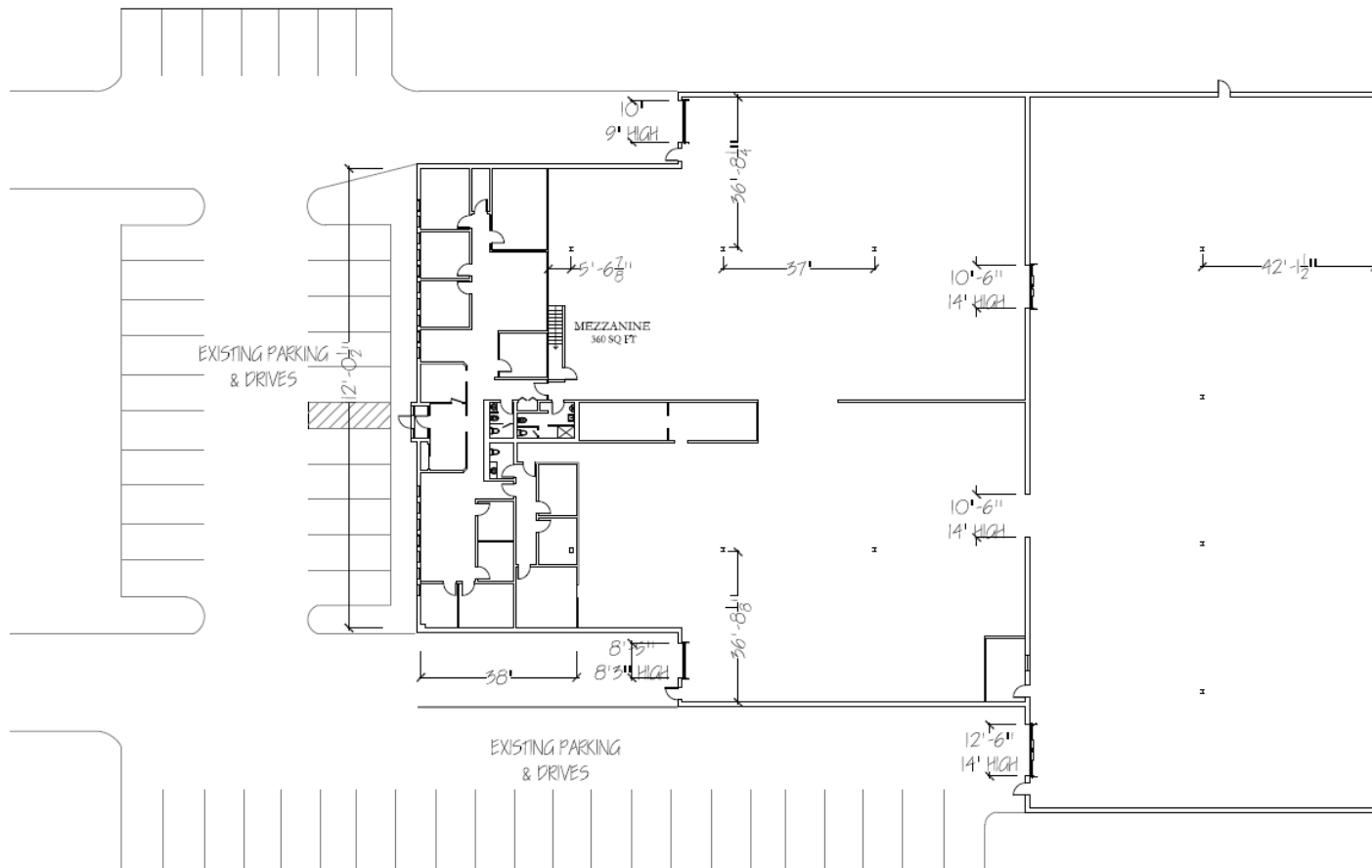
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1415 Davis Road, Elgin, IL

35,210 SF



PROPERTY SPECIFICATIONS:

- Building Size: 35,210 SF
- Land Site: 1.96 Acres
- Office SF: ~6,000 SF
- Loading: 2 exterior docks / 1 DID
- Ceiling Height: 16' Clear
- Bay Sizes: TBD
- Power: 400 Amps @ 480 Volts
200 Amps @ 480 Volts
- Zoning: General Industrial (GI)
- Age: 1982 with addition in 1985
- Parking: ~50 Spaces
- Lease Rate: Subject to Offer
- Real Estate Taxes: \$1.81 PSF (2015)
- Sale Price: \$1,795,000 \$1,625,000 (\$46.15 PSF)

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