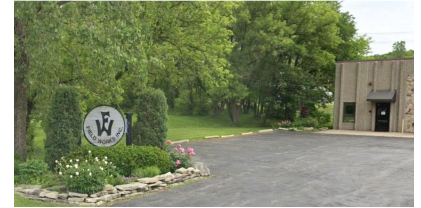


1220 ARMSTRONG STREET ALGONQUIN, IL 60102

FOR LEASE

MLS # 10679373

September 22, 2020



INDUSTRIAL OFFICE / WAREHOUSE
4,745 SF PLUS 787 SF MEZZANINE

\$3,756.46/mo. (\$9.50 psf)
Modified Gross

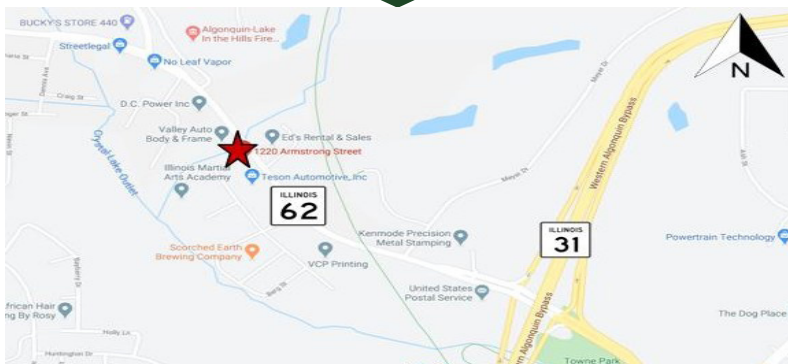
DESCRIPTION

Free standing industrial building with 1,900 ± SF office with (3) privates, (2) baths, Kitchenette and open clerical. The 2,563± SF warehouse has radiant heat and (3) 10x14 DID's, There is additional 787± SF mezzanine storage above the office. Ample parking and monument signage. Tenant pays utilities, lawncare and snow removal. See layout and photos.

SPECIFICATIONS

Building Size	4,745 SF
Land Size	1.5 AC
Year Built	1979
Office	1,900 SF
HVAC System	Radiant Heat (shop) (3) A/C Units
Electrical	240/480V, 3 Phase
Sprinkled	No
Washrooms	2
Ceiling Height	15 FT
Parking	25
DID's	(3) 10 x 14
Sewer/Water	City
Zoning	I1
RE Taxes	Included
PIN Number	19-28-404-014
Tenant Responsibility	Lawn, Snow and Utilities
Lease Term	3-5 Years

MAP



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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1220 ARMSTRONG STREET
ALGONQUIN, IL 60102

FOR LEASE



FLOOR PLAN



MEZZANINE



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