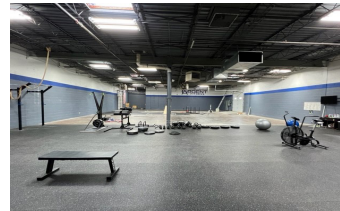


210 BERG STREET
ALGONQUIN, IL 60102

FOR LEASE

MLS # 11312254

January 25, 2022



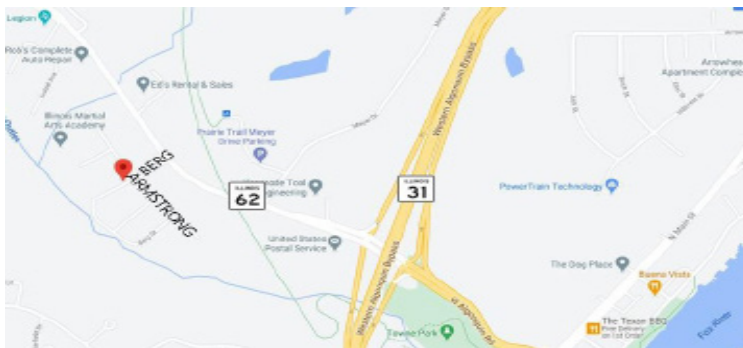
INDUSTRIAL CONDO • 7,240 SF

\$8.50 psf Gross (\$5,128/mo.)

DESCRIPTION

INDUSTRIAL END-CAP SPACE 7,240 SF

UNIT 210: 7,240 SF industrial end-cap with $\pm$ 1,240 SF of office/showroom and $\pm$ 6,000 fully air conditioned warehouse. 2 docks and 1 DID. 4 bathrooms (2 w/showers). Heavy power. (former Gym use) ample parking. Easy access to Algonquin Road (Route 62) and Route 31 or Randall Road. See layout and photos.



SPECIFICATIONS

Building Size	30,000 SF
Year Built	1978
Office Space	$\pm$ 1,240 SF
HVAC System	GFA / Fully A/C (ceiling hung in warehouse)
Electrical	200 amps, 3 phase
Sprinkled	Yes
Washrooms	4 (2 w/showers)
Ceiling Height	14' Clear
Parking	30 Common
Truck Docks	1 (8x10) 1 (8x8)
DID's	1 (9x10)
Floor Drains	No
Sewer/Water	City
Zoning	M-1
Cam & Taxes	Included
PIN Number	19-28-405-013, 19-28-405-014

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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HEATHER SCHWEITZER

Vice President/Managing Broker

Office: 847-854-2300 Ext 15

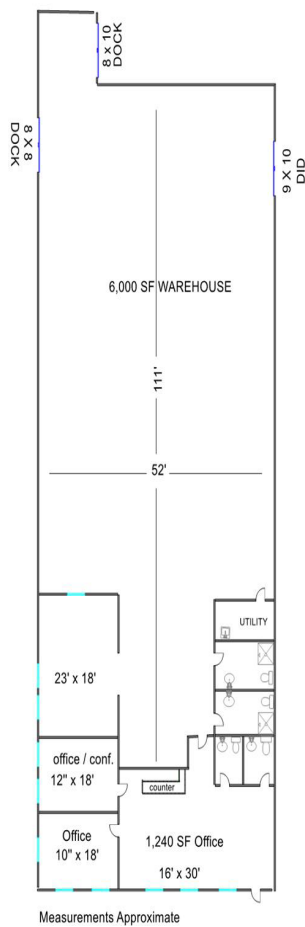
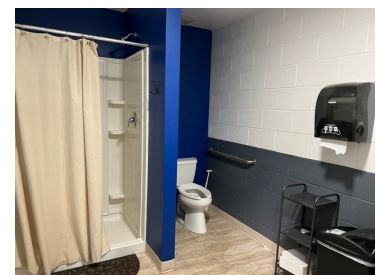
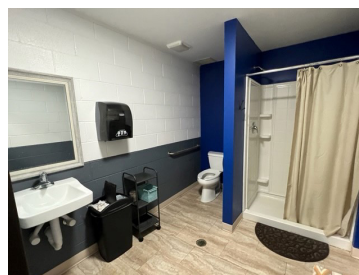
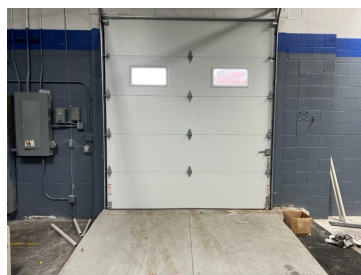
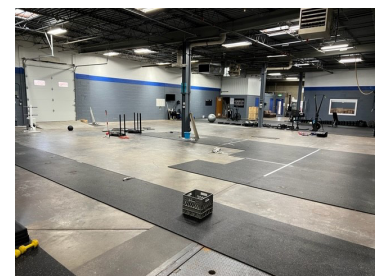
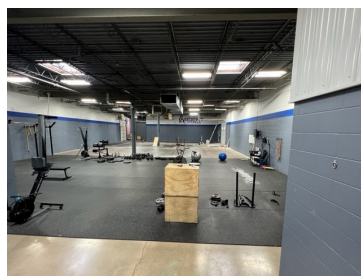
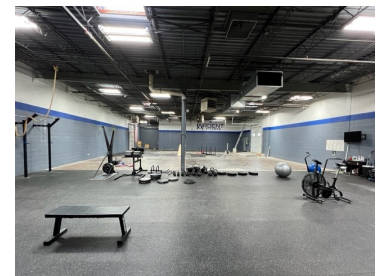
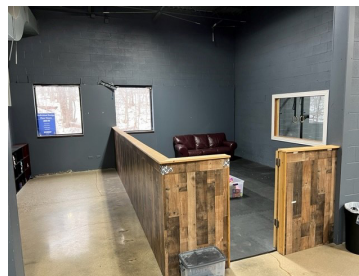
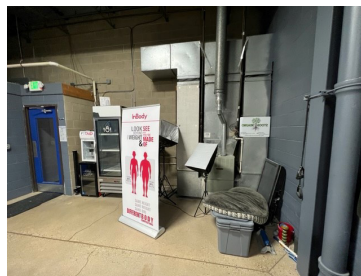
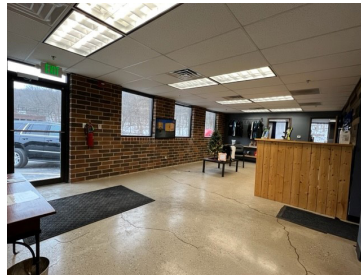
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