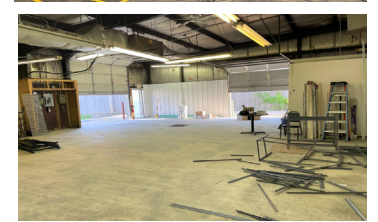
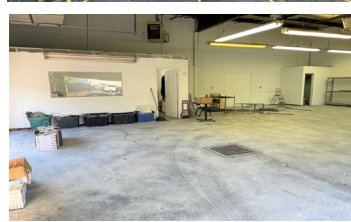


211 E. HIGGINS RD. (ROUTE 72)
 UNIT E
 GILBERTS, IL 60136

FOR LEASE

MLS # 11476645

August 23, 2022



INDUSTRIAL END UNIT
 2,000 SF

\$10.77 psf Mod. Gross w/ stops
 Reduced \$1,995 \$1,795/mo.

DESCRIPTION

INDUSTRIAL END UNIT
 Heavy Power • Price Reduced
 2,000 SF

Unit E: 2,000 SF Industrial end unit in multi-tenant building with Heavy Power 480 amp / 240V/ 3-phase. 10x15 office, A/C warehouse, (1) bath, (1) 12x12 DID and (1) 10x10 side DID with small outside storage on the side concrete slab. 16' ceilings with 14' clear. Great for contractors, car storage (no automotive repairs allowed). Does not have floor drains.

Located off busy route 72, within minutes of Randall Road and I-90 interchange.



SPECIFICATIONS

Year Built	1978
Office	±150 SF
HVAC System	GFA / A/C Warehouse
Electrical	Heavy Power 480 amp / 240V 3-Phase
Sprinklers	NO
Washrooms	1
Ceiling Height	16' (14' clear)
Parking	4 spaces
DID's	(1) 10'x10' - (1) 12'x12'
Floor Drains	No
Sewer/Water	Well / Septic
Zoning	I1
CAM & Taxes	Included w/ Stops
PIN	02-24-300-106

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.

PREMIER
 COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
 to view our website

SHARON GLASSHOF
 Senior Broker

Office: 847-854-2300 Ext 14
 Cell: 847-533-6974

SharonG@PremierCommercialRealty.com

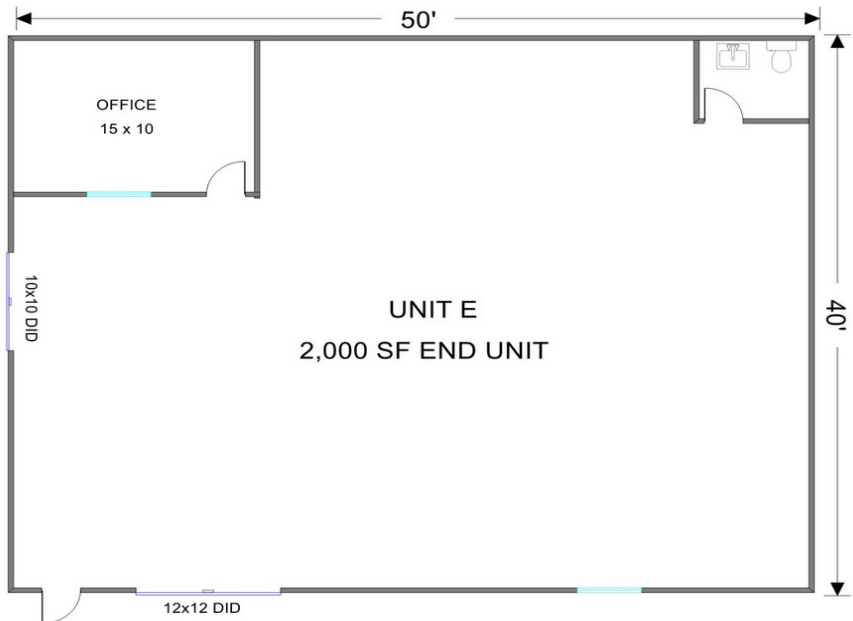
9225 S. IL Route 31
 Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
 Office: 847-854-2300 | Fax: 847-854-2380

211 E. HIGGINS RD. (ROUTE 72)
UNIT E
GILBERTS, IL 60136

FOR LEASE



FLOOR PLAN



PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380