



**5,200 S.F. Fully Air-conditioned Unit
1600 Todd Farm Dr. Unit A
Elgin, IL 60123**

Building Description:	Modern one-story Masonry two-unit building
Office Size:	800 S.F. (2-PO with Lunchroom)
Land:	1 Acre
Sprinkler:	Yes
Ceiling Height:	18' Clear
Loading:	1-12' X 12' DID & 1- 12' X 14'
Heat:	Gas
Power:	400 Amp/480 Volt well distributed power
Bay Size:	Clear span
Parking:	15 Auto's
Taxes:	\$2.25 P.S.F.
CAM:	\$.60 P.S.F.
Possession:	April 2022
Lease Price:	\$8.00 P.S.F. Net (\$4,702 gross monthly rent)
Comments:	This former machine shop is fully air-conditioned, has heavy power distributed throughout, two mezzanine stations for compressor and storage with airlines, LED lighting and adequate parking. Plant A/C unit 2 years old.

All information herein is from sources deemed reliable and is submitted subject to errors omissions and to change of price or terms without notice.