

27,000 SF FOR LEASE

2525 BATH ROAD, ELGIN

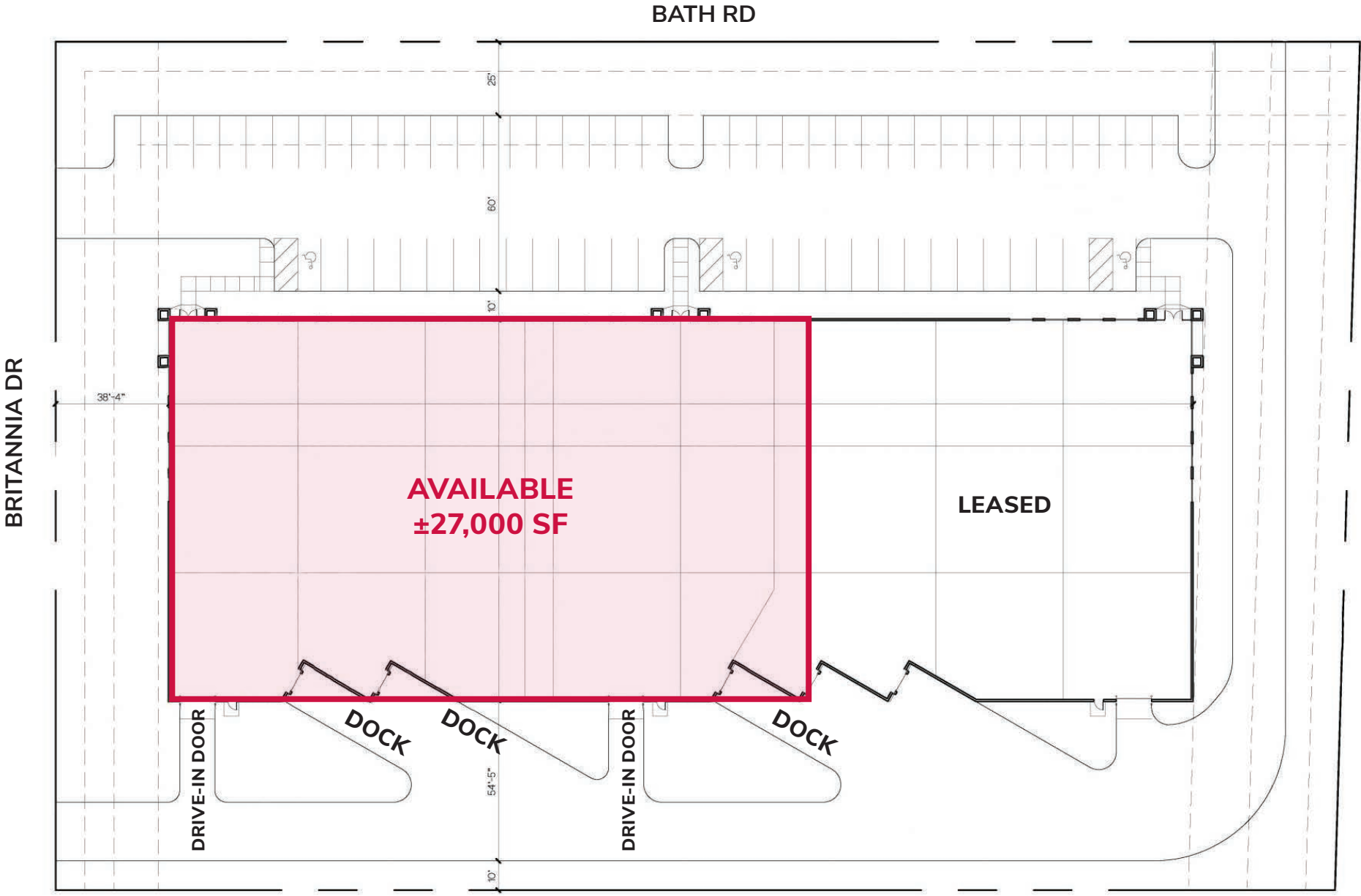


Kenneth Franzese
Principal
kfranzese@lee-associates.com
D 773.355.3005

John Cassidy, SIOR
Principal
jcassidy@lee-associates.com
D 773.355.3006

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE
2525 BATH ROAD
ELGIN, ILLINOIS



BUILDING SPECIFICATIONS:

BUILDING SIZE: 45,000 SF

AVAILABLE SIZE: 27,000 SF

OFFICE: ±5,000 SF

SITE SIZE: 2.92 acres

CLEAR HEIGHT: 24'

LOADING:
› 3 dock doors
› 2 drive-in doors

SPRINKLER: Fully

PARKING: Ample

POWER: 600 amps @ 277/480 volt

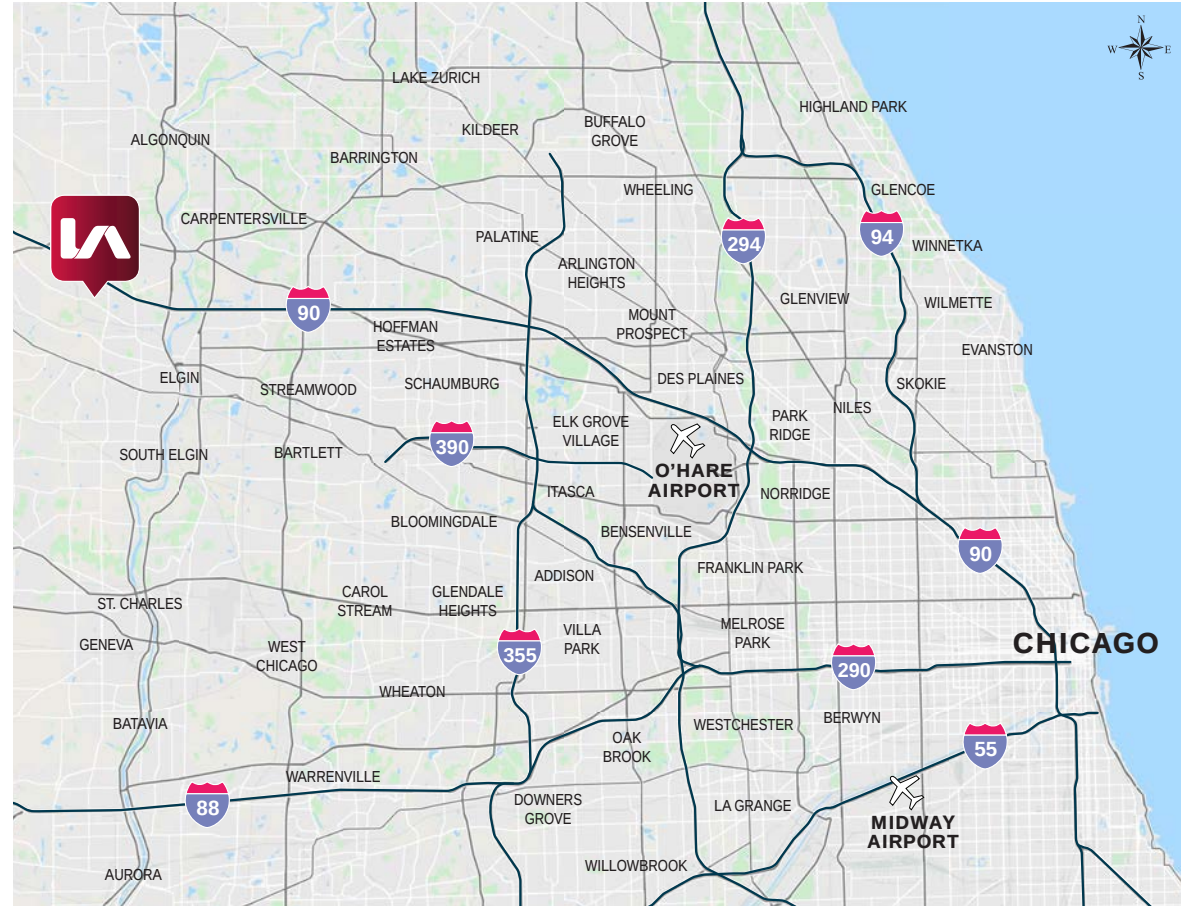
TAXES: \$1.96 PSF (2021)

LEASE RATE: Subject to Proposal

COMMENTS:
› High end manufacturing or distribution space
› Immediate access to I-90 at Randall Road
› Power distribution throughout
› LED lighting
› Warehouse walls and ceiling painted white



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