



LEASE

Industrial Space with Outdoor Storage

747 HERRA ST

Elburn, IL 60119

PRESENTED BY:

BRIAN LINDGREN

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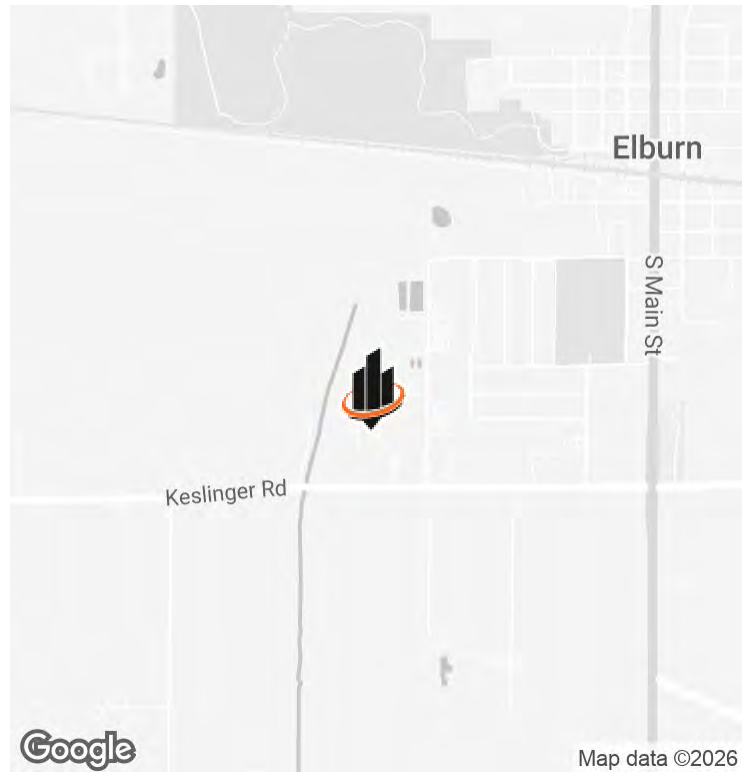
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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FOR LEASE: 747 HERRA ST ELBURN IL 60119



OFFERING SUMMARY

LEASE RATE:	\$3.50 - 12 SF/yr (MG)
INDUSTRIAL SUITES:	4,320 - 8,640 SF
OUTDOOR STORAGE:	15,000 SF

PROPERTY DESCRIPTION

FOR LEASE: Two 4,320sf industrial suites available with or without outdoor storage. Graveled outdoor storage area is roughly 50' deep by 300' long. Clean warehouse spaces with a small office. (1) drive-in door per unit. NO AUTO OR TRUCK REPAIR ALLOWED.

PROPERTY HIGHLIGHTS

- Drive-in doors
- Outdoor storage
- Easy access to Rt 47 and I88
- NO AUTO OR TRUCK REPAIR ALLOWED

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AVAILABLE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	4,320 - 15,000 SF	LEASE RATE:	\$3.50 - \$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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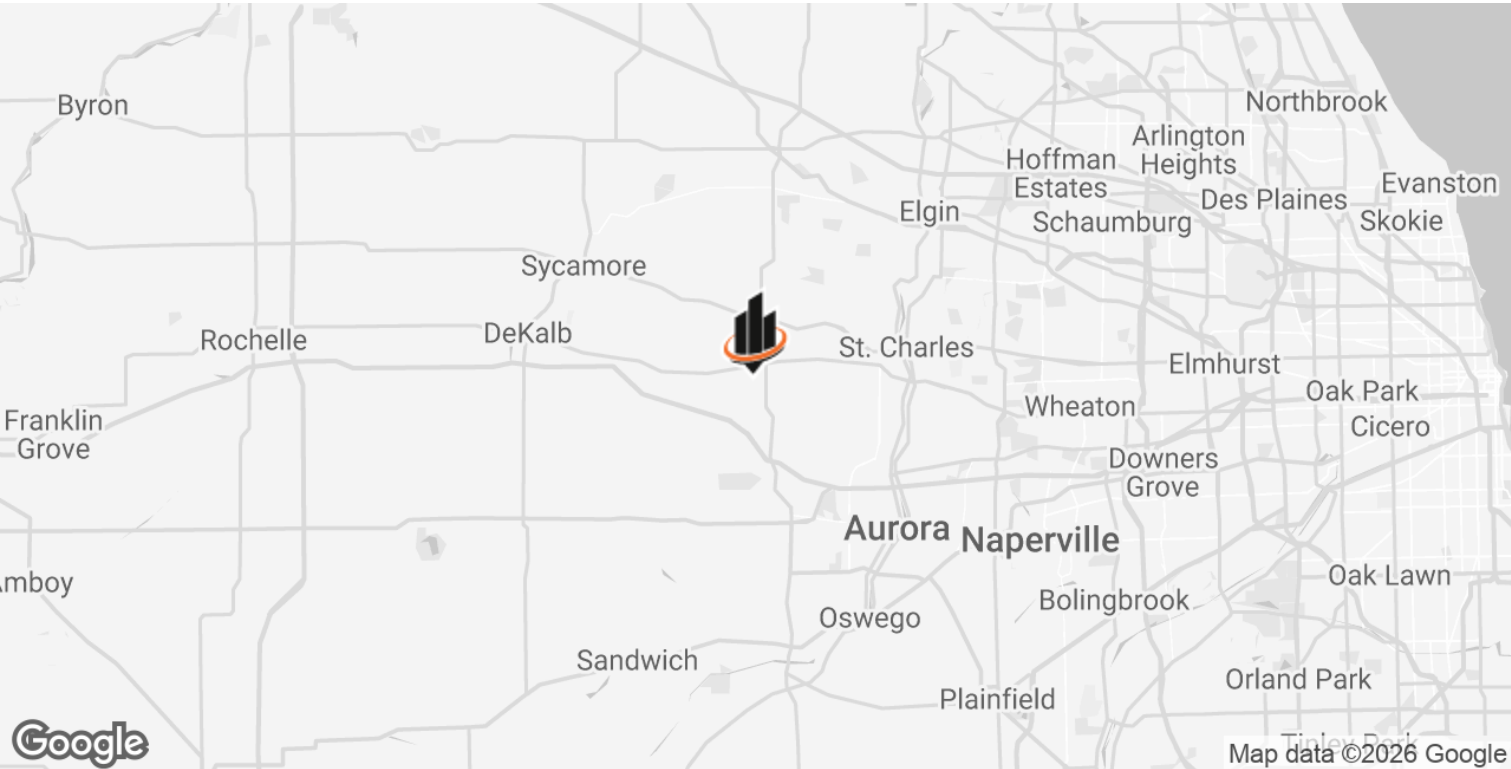
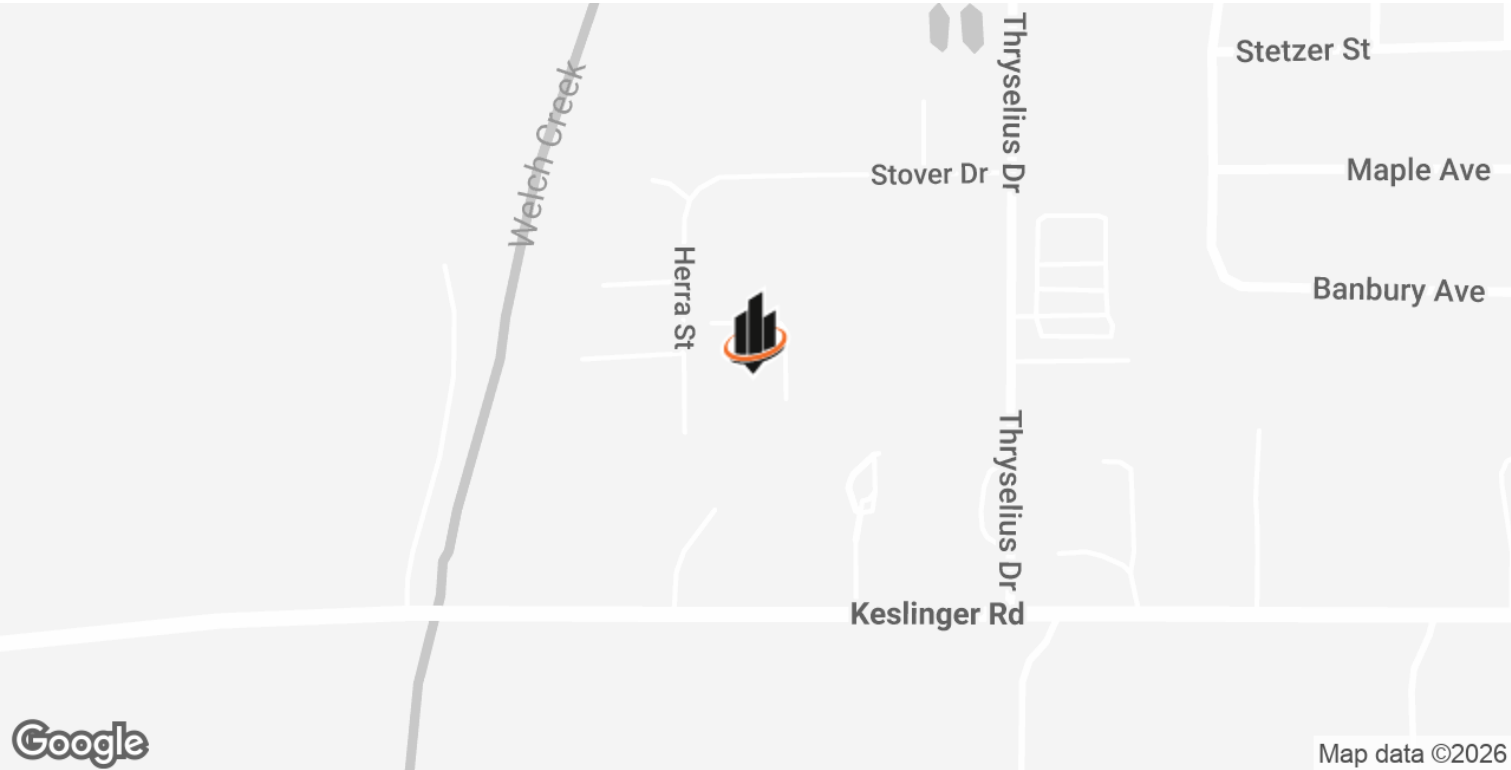
Unit A	Available	4,320 SF	Modified Gross	\$12.00 SF/yr	Office/warehouse suite. Corner unit. 14'x16' drive-in door in rear. Approx. 17' clear. \$4,320/month mod. gross. Available January 1, 2027.
Unit B	Available	4,320 SF	Modified Gross	\$12.00 SF/yr	Office/warehouse suite. 1,320sf office in front. 14'x16' drive-in door in rear. Approx. 17' clear. \$4,320/month mod. gross. Available July 1, 2026.
Outdoor Storage	Available	15,000 SF	Modified Gross	\$3.50 SF/yr	Graveled outdoor storage area. Roughly 50' by 300'. \$4,375/month mod. gross. Available immediately.

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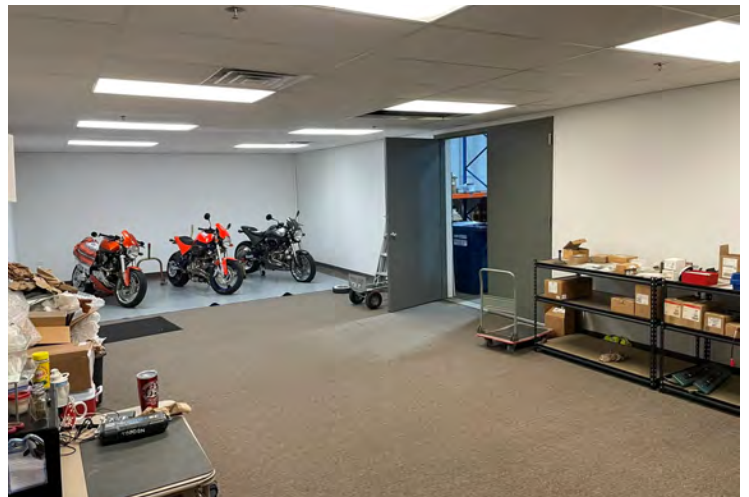
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LOCATION MAPS



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UNIT B



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OUTDOOR STORAGE YARD



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