



LEASE

Industrial Space with Outdoor Storage

747 HERRA ST

Elburn, IL 60119

PRESENTED BY:

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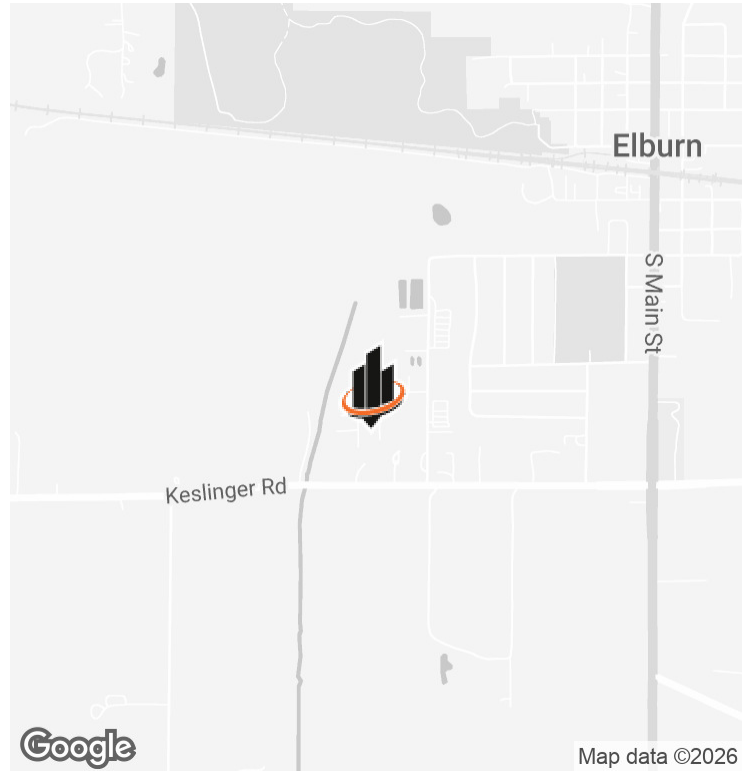
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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

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FOR LEASE: 747 HERRA ST ELBURN IL 60119



OFFERING SUMMARY

LEASE RATE:	\$3.50 - 13 SF/yr (MG)
NUMBER OF UNITS:	5
AVAILABLE SF:	4,320 - 15,000 SF
LOT SIZE:	86,322 SF
BUILDING SIZE:	21,600 SF

PROPERTY DESCRIPTION

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

PROPERTY HIGHLIGHTS

- Drive-in door
- 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 - \$13 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit B	Available	4,320 SF	Modified Gross	\$13.00 SF/yr	Office/warehouse suite. 1,320sf office in front. 14'x16' drive-in door in rear. Approx. 17' clear. \$4,680/month mod. gross.
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.

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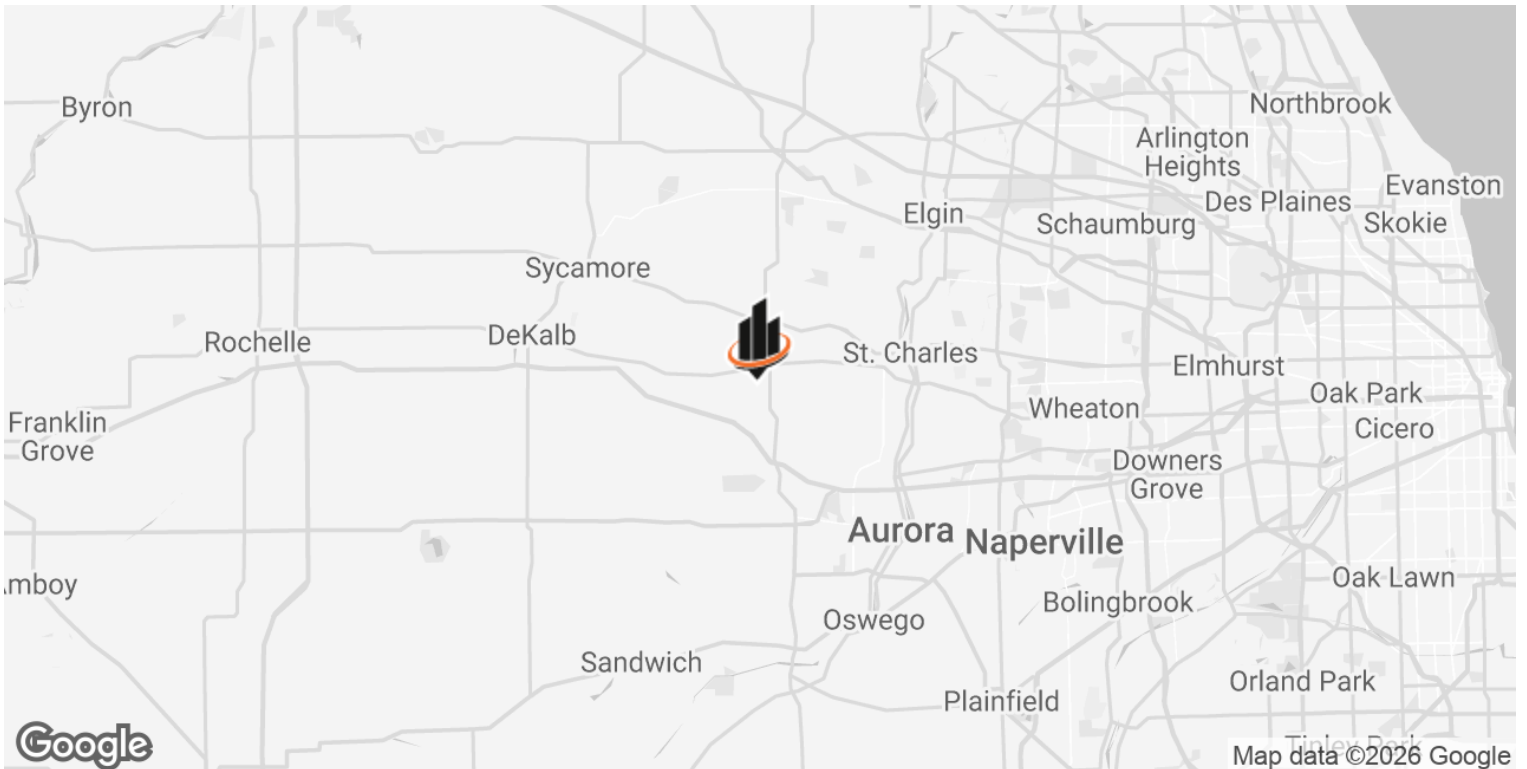
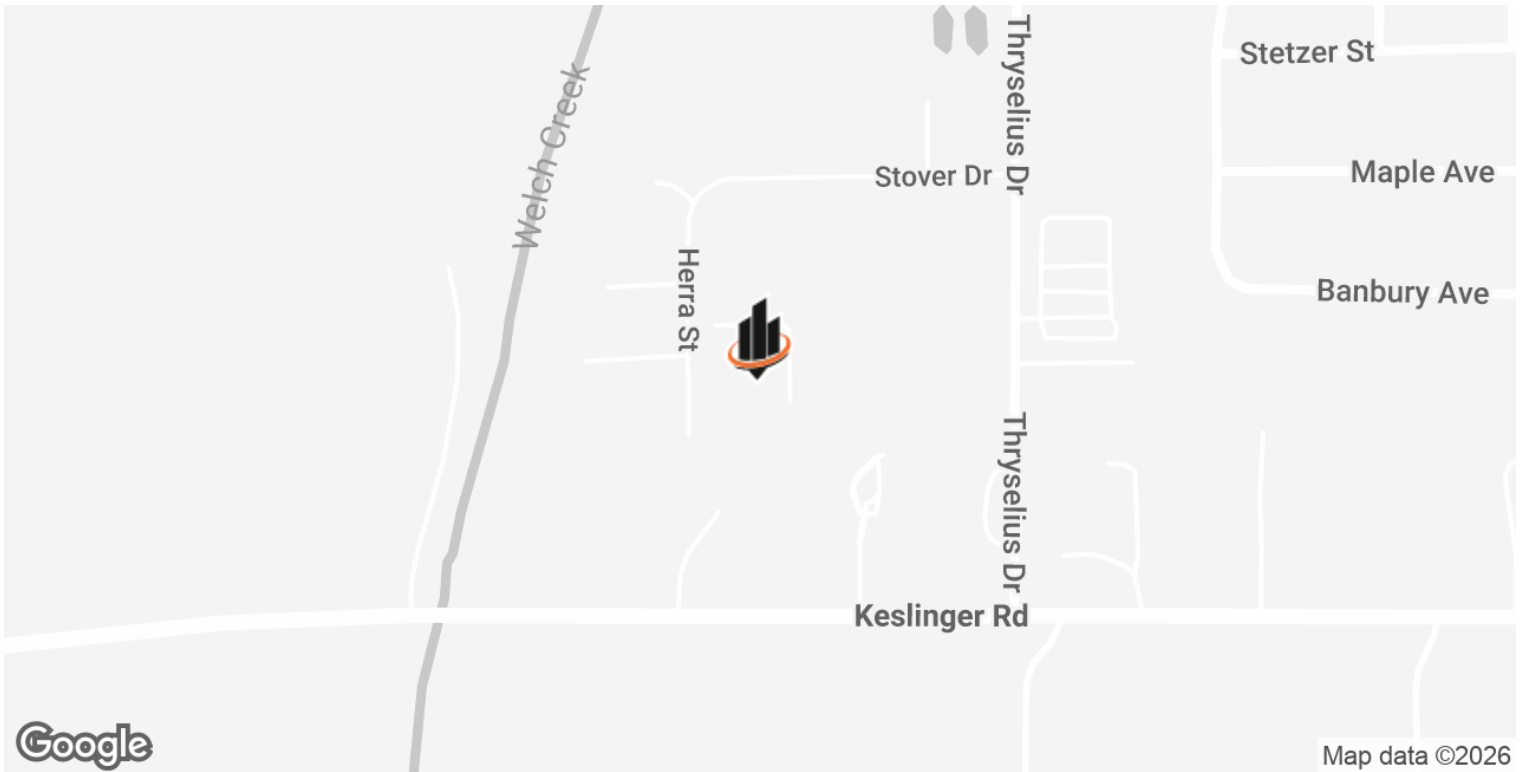
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AERIAL



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LOCATION MAPS



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UNIT B



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SVN | LANDMARK COMMERCIAL REAL ESTATE 7

OUTDOOR STORAGE YARD



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