



**GC**  
REALTY & DEVELOPMENT, LLC

**INDUSTRIAL  
OUTSIDE  
STORAGE FOR  
SALE**

**12,120 sf \$2,600,000**

# 640 Varsity Drive

Elgin, IL 60120



## SPECIFICATIONS

- Building Size: 12,120 SF
- Land Area: ±2.35 Acres
- Office: ±2,400 SF
- Year Built: 1972
- Construction: Masonry
- Clear Height: 14.5'
- Sprinklers: N/A
- Parking: 50+ Trucks
- Zoning: C1
- 18 DIDs @ 12'x14' & 12'x12'

## HIGHLIGHTS

- Massive Truck Repair Shop
- Approved for Outdoor Storage · Fully Fenced & Secured Lot
- Triple Basin Floor Drains · 18 DIDs @ 12'x14' & 12'x12'
- Easy access to Rt 20, I-90, I-390 and other major expressways

Brad Bullington  
630.674.6989  
[brad@gcrealtyinc.com](mailto:brad@gcrealtyinc.com)

GC Realty & Development, LLC  
219 E Irving Park Rd,  
Roselle, IL 60172  
630.854.6317

Bryan Sonn  
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## LOCATION



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## PROPERTY PHOTOS



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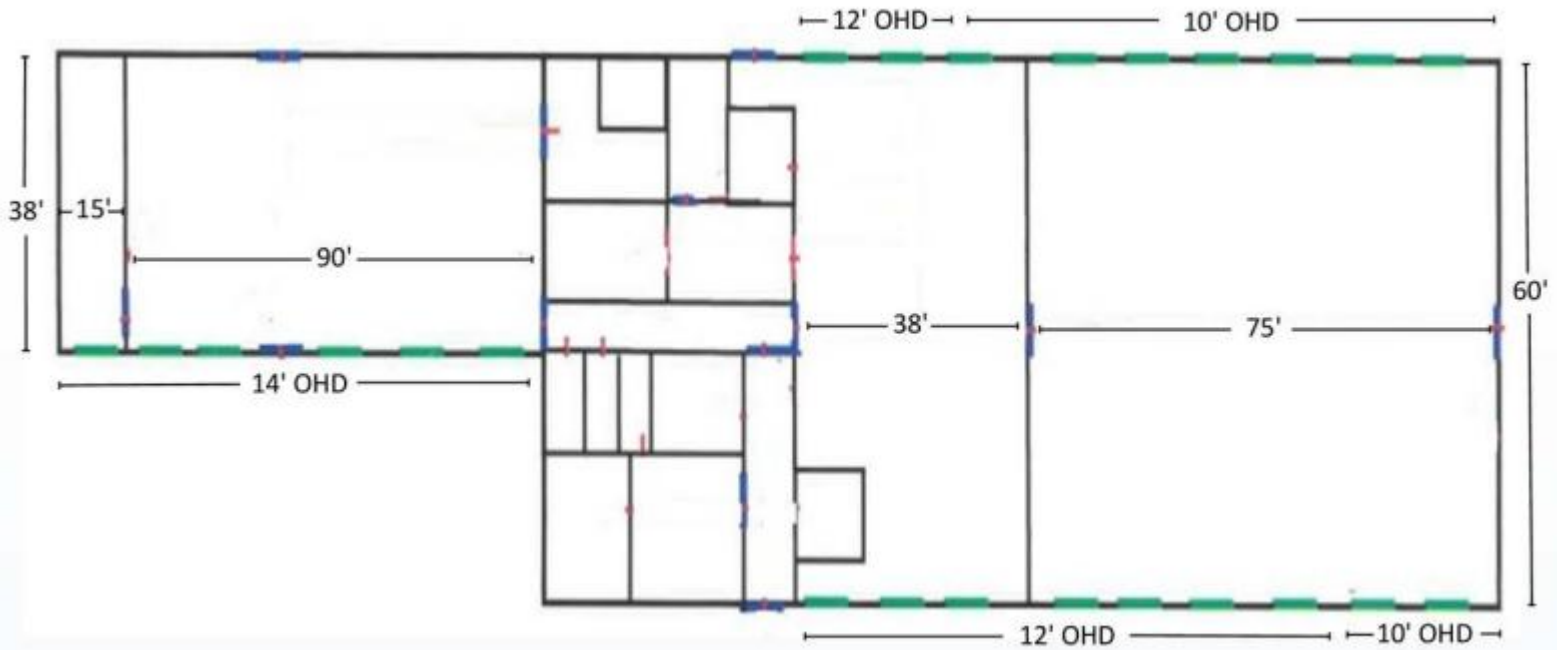
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## FLOOR PLAN



\*Measurements taken from interior walls & do not represent the RBA.

**WAREHOUSE: 10,000 sq. ft.**

**OFFICE: 2,120 sq. ft.**

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