

## LOFT STYLE OFFICE SUITES FOR LEASE

### IDEAL LOCATION FOR:

- Tech/IT
- Attorney
- CPA
- Entrepreneurial Startups



## PROPERTY SPECIFICATIONS

<b>Description:</b>	Industrial Building
<b>Year Built:</b>	1920
<b>Building Size:</b>	62,235 SF
<b>Spaces Available:</b>	300 SF plus shared reception area & kitchenette
<b>Land Size:</b>	2.3 Acres
<b>HVAC System:</b>	GFA
<b>Power:</b>	200 Amp
<b>Ceiling Heights:</b>	9' - 11'
<b>Sprinklered:</b>	Yes
<b>Air Conditioned:</b>	Yes
<b>Washrooms:</b>	Common
<b>Dock/Overhead Door:</b>	1- 8' Door
<b>Sewer/Water:</b>	City
<b>Zoning:</b>	C-1 Manufacturing Warehouse
<b>Gross Lease Price:</b>	Suite 3-A: \$650/mo plus \$50/mo for utilities & cleaning

## PROPERTY OVERVIEW

### EXECUTIVE OFFICE SUITES

- **Suite 366, 3-A** - corner unit with exposed brick
- All suites have shared access to bathrooms, reception area and kitchenette
- Truck dock access
- Clean building, newly renovated interior and exterior
- Located immediately off Route 20 at the Route 25 Exit in Elgin
- All masonry and sprinklered
- Located on Pace bus route
- Agent owned
- **PIN:** 06-24-407-010

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