

INDUSTRIAL FOR LEASE

- LIGHT MANUFACTURING OR WAREHOUSE
- OVERHEAD DOOR



PROPERTY SPECIFICATIONS

Description:	Industrial Building
Year Built:	1920
Building Size:	62,235 SF
Available Spaces:	6,905 SF
Land Size:	2.3 Acres
Parking:	Shared
Heat:	Hanging furnace
Power:	200 Amp
Ceiling Height:	Varies from 8'6" to 11'
Sprinklered:	Yes
Washrooms:	Common
Overhead Door:	1- 11'W x 10'H - 1st Floor
Dock:	2nd Floor, off Raymond St.
Sewer/Water:	City
Zoning:	C-1 Manufacturing Warehouse
Possession:	~30 days
Real Estate Taxes:	Included with tax stop
Gross Lease Price:	\$8.00/SF gross (\$4,600/mo) \$7.50/SF gross (\$4,316/mo) <i>Water, gas, CAM, trash all included - tenant pays electric</i>

PROPERTY OVERVIEW

6,905 SF AVAILABLE

- **Unit 101E** - (6,905 SF) - freshly painted, with hanging furnace, private office and overhead door access
- Includes common area for bathroom as well as shipping & receiving area
- Located immediately off Route 20 at the Route 25 exit in Elgin
- Shared overhead door
- All masonry and sprinklered
- Located on Pace bus route
- Historic former Elgin Watch Factory Plant
- Agent owned
- **PIN:** 06-24-407-010

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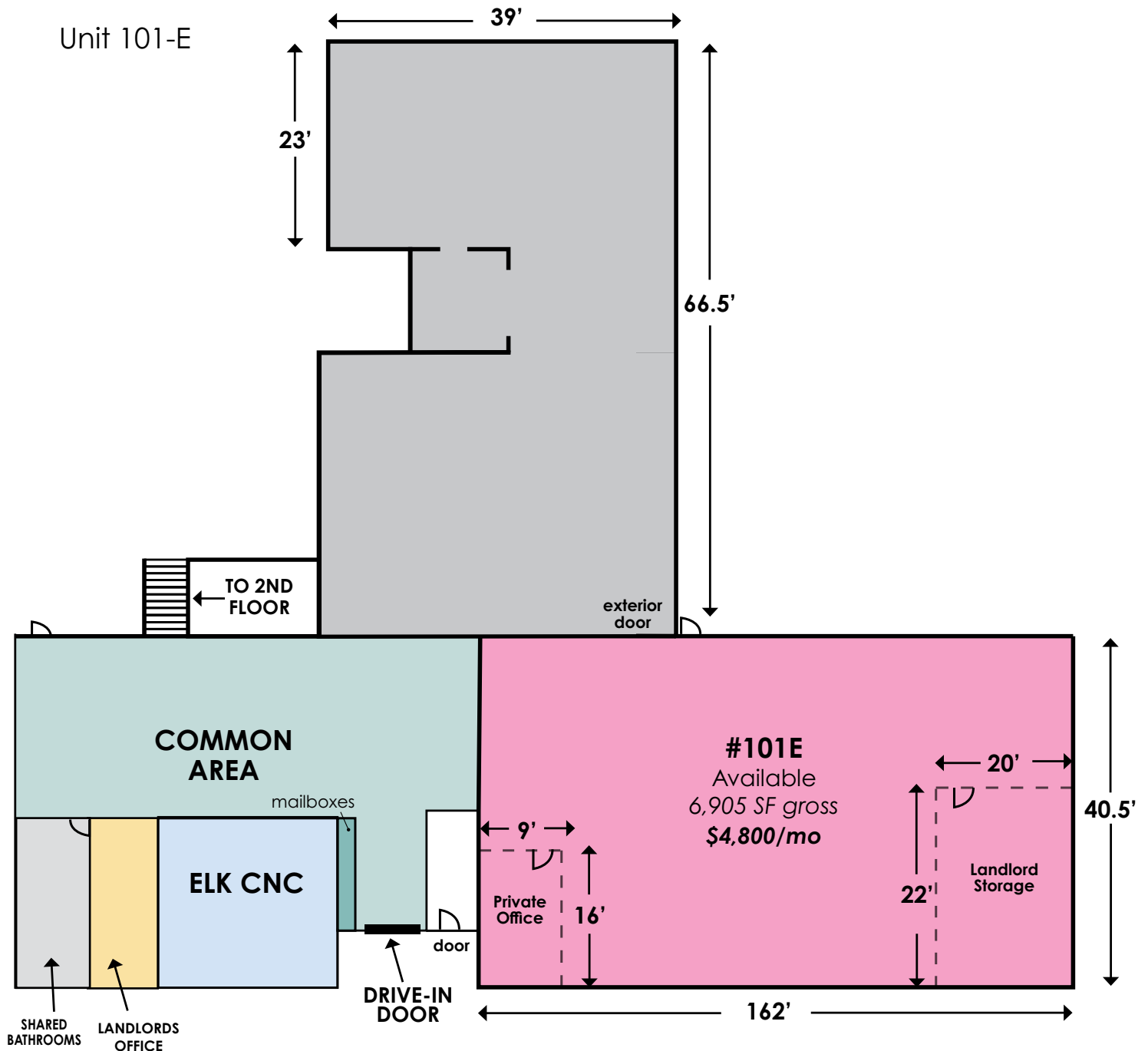




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