

2503 Spring Ridge Rd, Spring Grove, IL

Available: +/- 1,435-6,511 SF



UNDER NEW OWNERSHIP

For Lease: Industrial Warehouse & Office Space with Ample Parking

BUILDING SIZE: 42,511 SF

AVAILABLE: +/- 1,435-6,511 SF

Unit C: 3,576 SF (Industrial Space) – Available Dec 1st

Unit D: 1,500 SF (Office Space)*

Unit E2: 1,435 SF (Office Space)*

YEAR BUILT: 1996

Ceiling: 18'

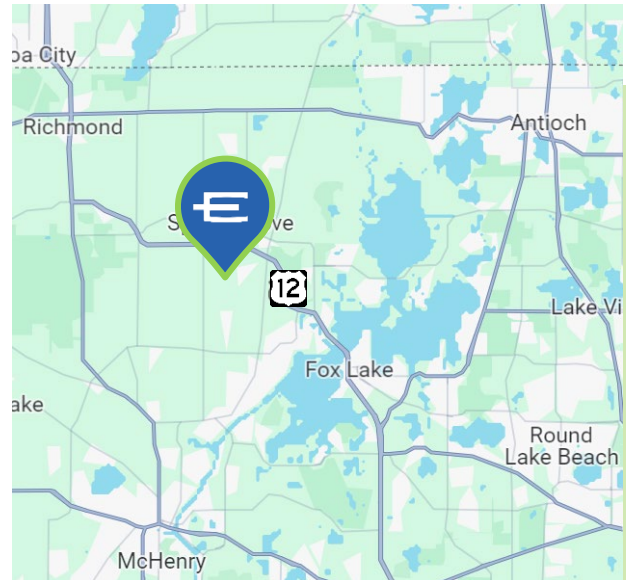
POWER: 800 Amps/240v 3Phase

LOADING: 1 Drive-In Door per unit | Shared Loading Dock

PARKING: Ample

ZONING: B2

Lease Rate: \$10.50 PSF MG*



*** For office space, lease rate is \$15.50 PSF MG**

ENTRE
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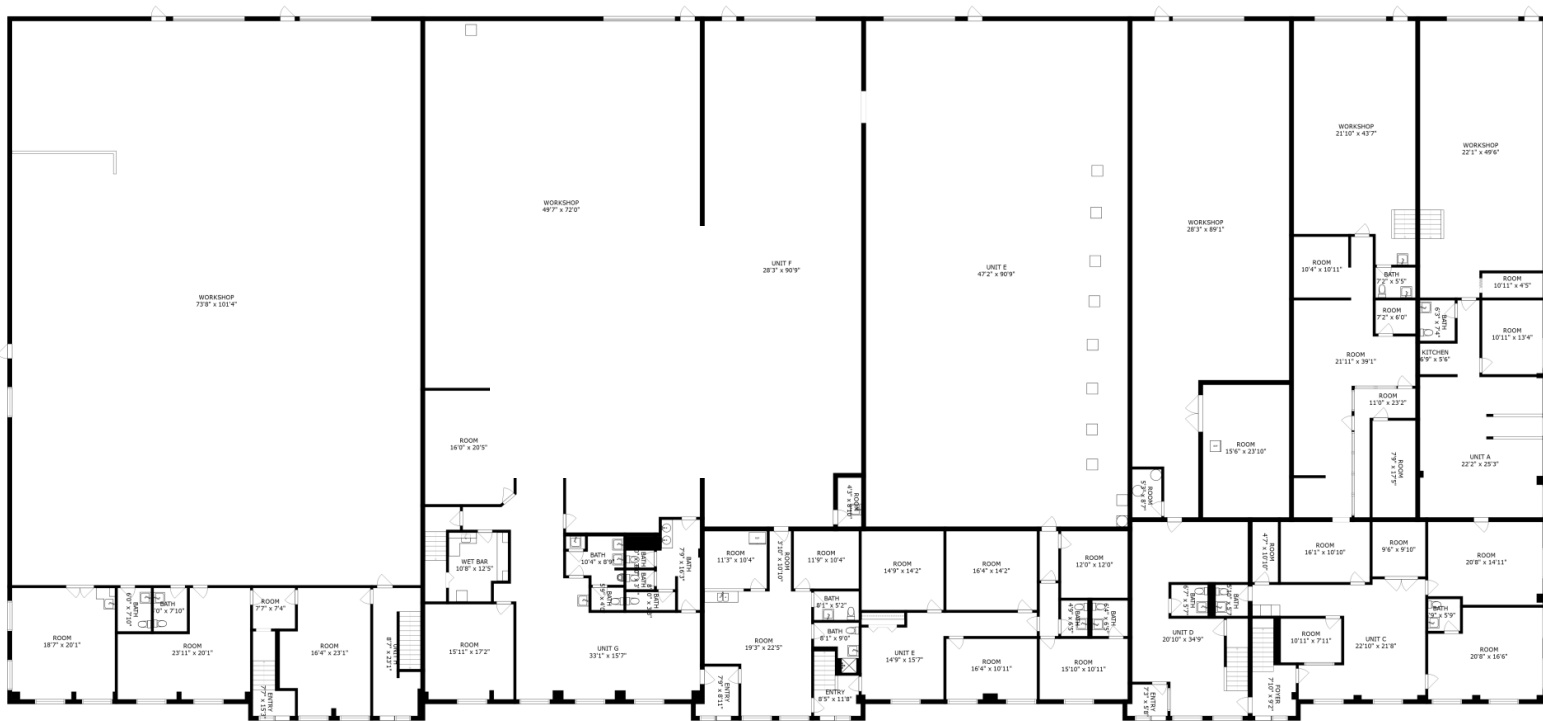
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The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

FLOOR PLAN



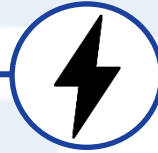
Facility Highlights



**BALANCED OFFICE TO
WAREHOUSE RATIO**



AMPLE PARKING



**HEAVY POWER
INFRASTRUCTURE**



**ZONING
APPROVED FOR
MULTIPLE USES**

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LOCAL MAP



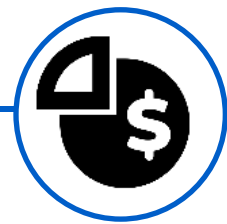
SCAN FOR MAP VIEW



**DIRECT ACCESS
TO IL ROUTE 12**



**STRONG LABOR
POOL**



**TAX & BUSINESS
FRIENDLY COUNTY**

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