



**LEASE**

# Industrial Space with Outdoor Storage

**747 HERRA ST**

Elburn, IL 60119

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**PRESENTED BY:**

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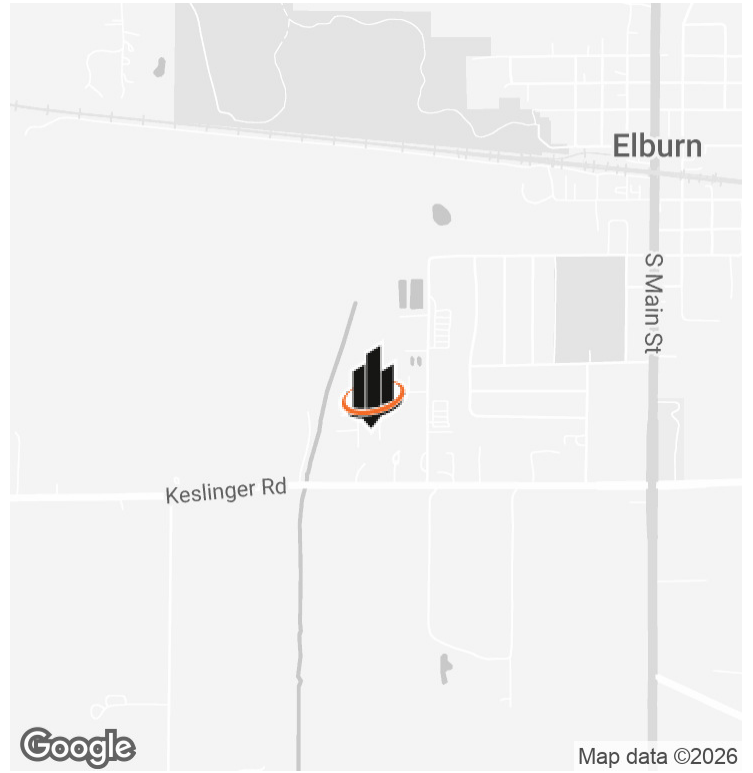
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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

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# FOR LEASE: 747 HERRA ST ELBURN IL 60119



## OFFERING SUMMARY

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

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	4,320 - 15,000 SF	<b>LEASE RATE:</b>	\$3.50 - \$13 SF/yr

### AVAILABLE SPACES

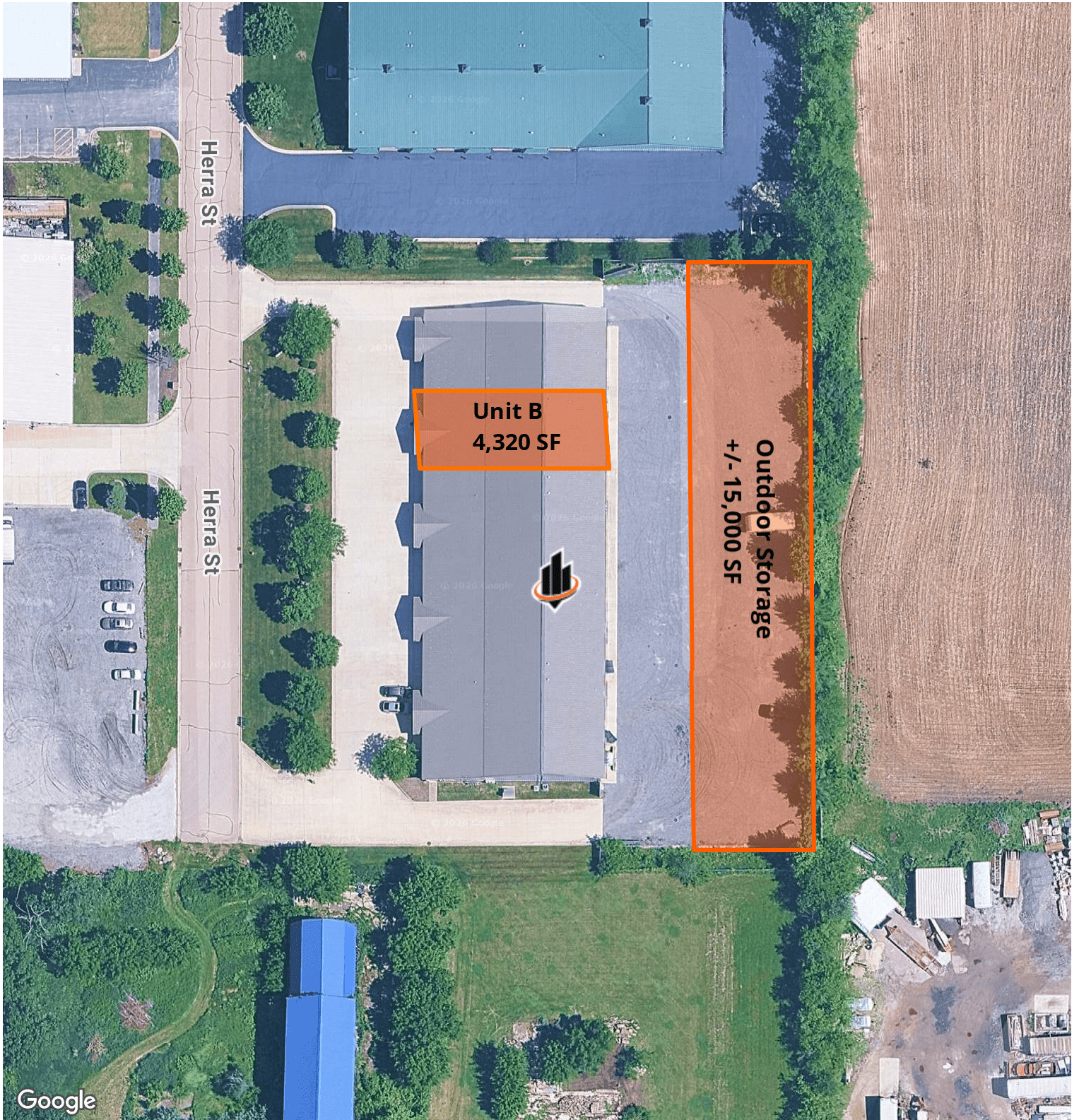
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit B	Available	4,320 SF	Modified Gross	\$13.00 SF/yr	Office/warehouse suite. 1,320sf office in front. 14'x16' drive-in door in rear. Approx. 17' clear. \$4,680/month mod. gross.
Outdoor Storage	Available	15,000 SF	Modified Gross	\$3.50 SF/yr	Graveled outdoor storage area. Roughly 50' by 300'. \$4,375/month mod. gross.

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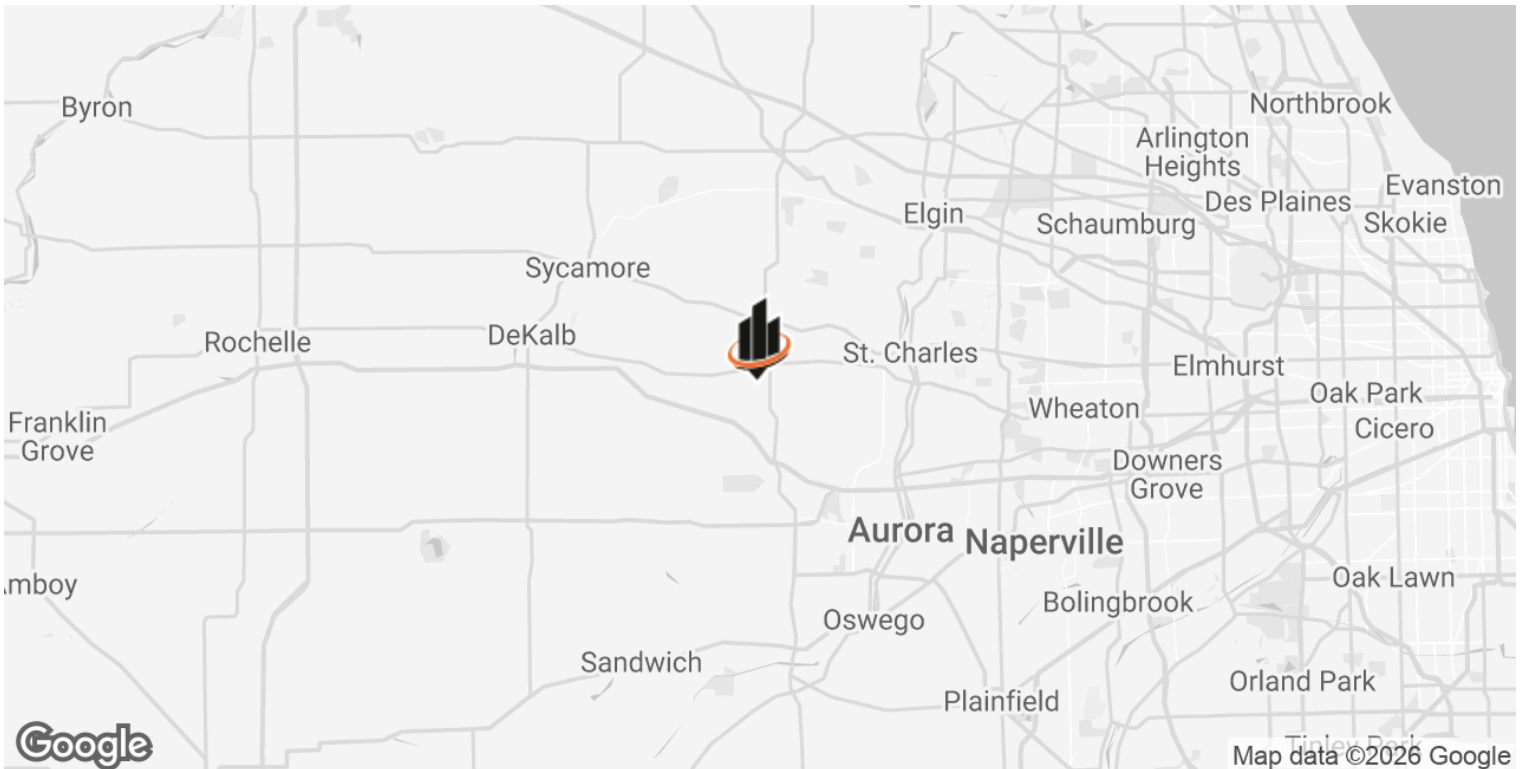
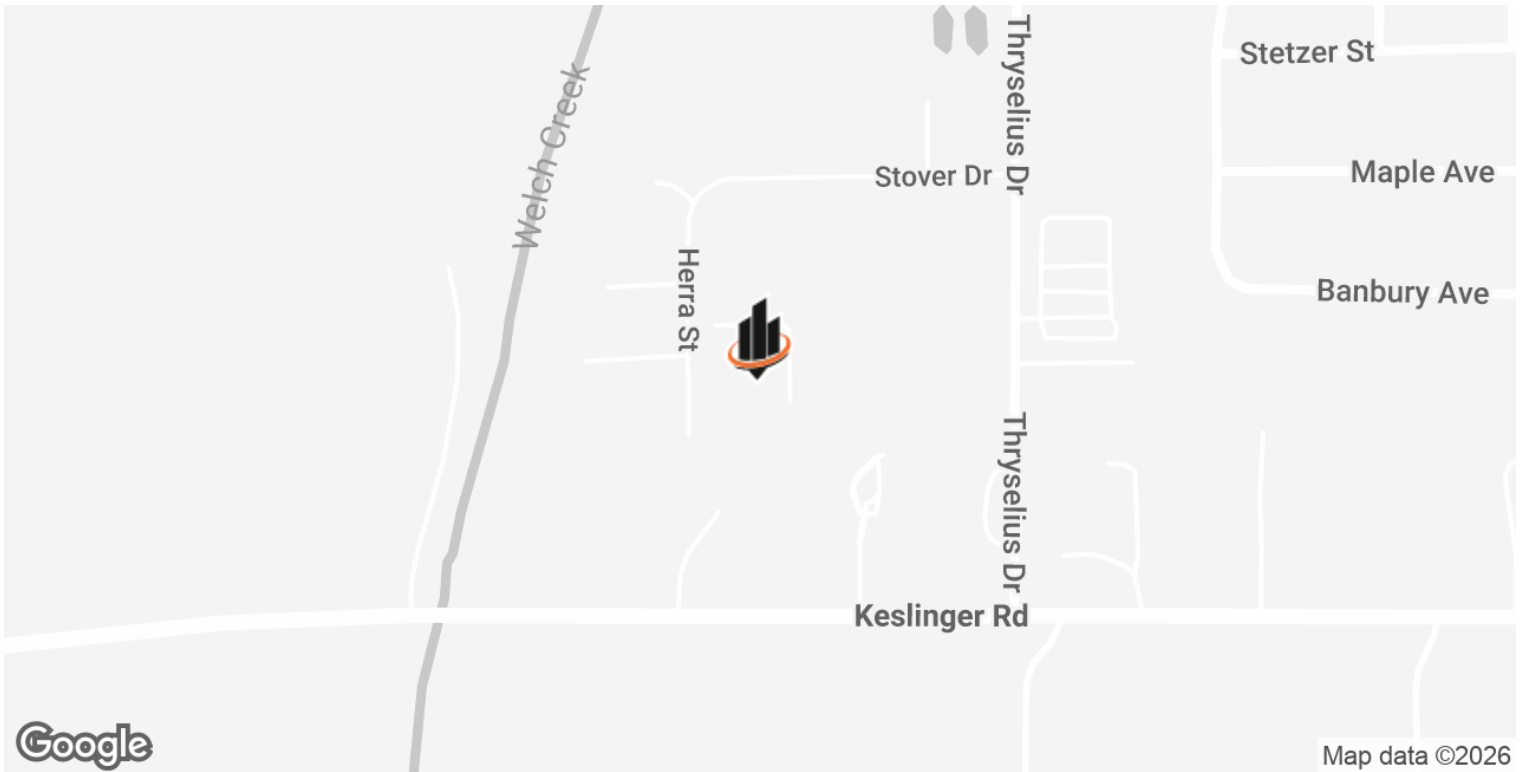
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# AERIAL



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# LOCATION MAPS



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## ADDITIONAL PHOTOS



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