

# INDUSTRIAL PROPERTY FOR LEASE

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## SPRING RIDGE COMMONS

2404 SPRING RIDGE RD., SPRING GROVE, IL 60081

### GREGG COMEAUX

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### BRIAN PROPERTIES, INC.

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# EXECUTIVE SUMMARY

SPRING RIDGE COMMONS

2404 SPRING RIDGE RD. | SPRING GROVE, IL 60081



## OFFERING SUMMARY

Building Size: 31,500 SF

Available SF: 2,813 SF

Rental Rate: \$10.00 SF/yr (MG)

Parking Ratio: - per 1,000

Zoning: I-Industrial

Expense Stops: \$32,974

Tax Stops: \$31,726

## PROPERTY OVERVIEW

The subject property is an established industrial destination in the Spring Grove, IL community. The available spaces for lease are suitable for a variety of businesses and provide tenants with a high-quality environment in which to operate. The property is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

## LOCATION OVERVIEW

The subject property is located in the far northwest suburb of Spring Grove which is 60 miles outside of downtown Chicago. The property is located on the north side of Spring Ridge Rd. and is just minutes from the Chain O'Lakes. The Village of Spring Grove is a well-located far northwest suburb with a population of approximately 5,614.

## PROPERTY HIGHLIGHTS

- Outstanding visibility near downtown Spring Grove
- All exterior & interior lighting replaced with High Bay LED's (2022)
- Parking lot seal and striped (2021)
- Pylon sign installed (2022)
- Roof coated & sealed (2021)

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# PLANS

SPRING RIDGE COMMONS

2404 SPRING RIDGE RD. | SPRING GROVE, IL 60081



## LEASE INFORMATION

Lease Type:	MG
Total Space:	2,813 SF

Lease Term:	Negotiable
Lease Rate:	\$10.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
D3, E	Available	2,813 SF	Modified Gross	\$10.00 SF/yr	\$2,344 per month

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# FLOOR PLANS

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360° VIRTUAL TOUR



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## ADDITIONAL PHOTOS

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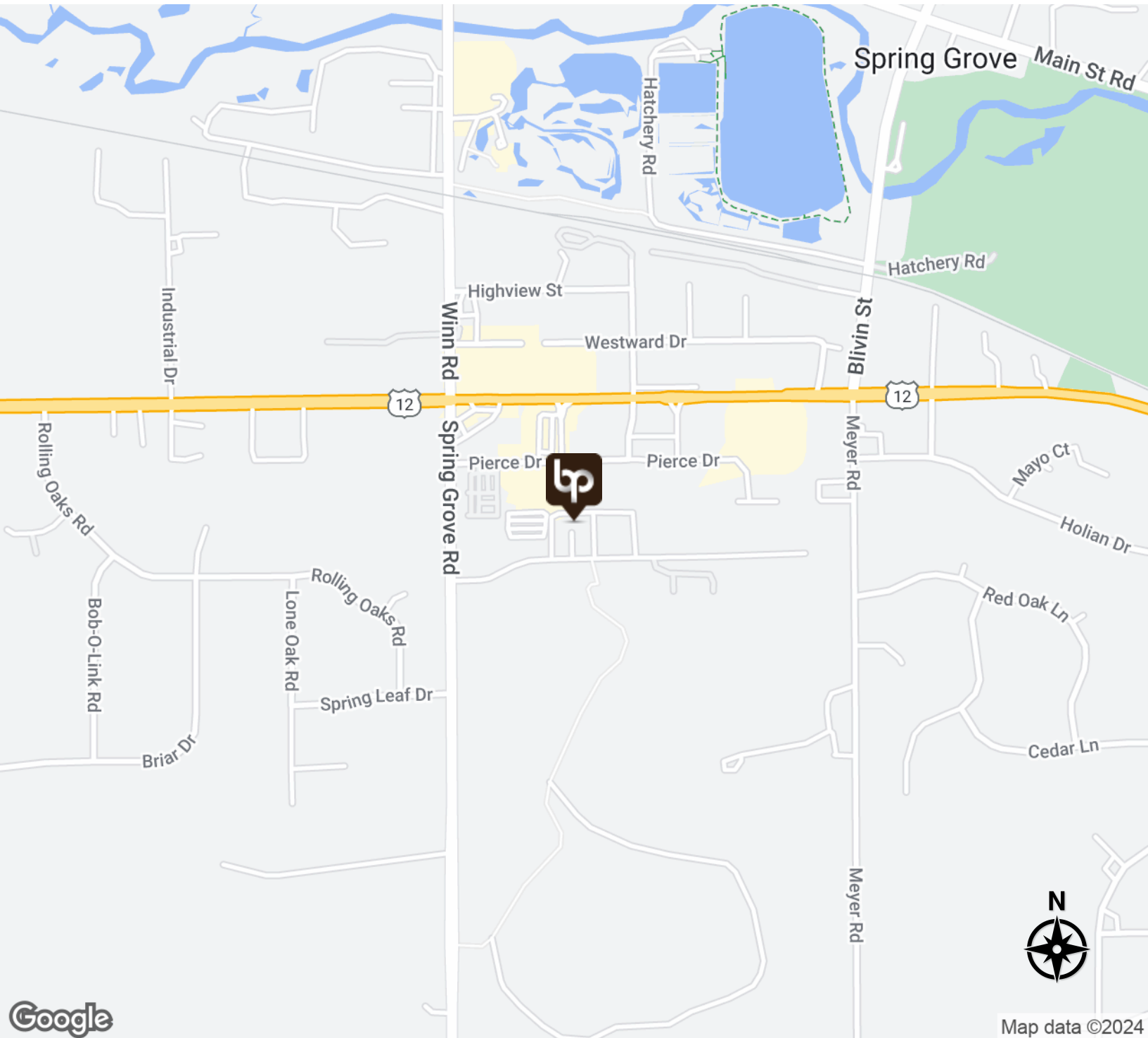


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## LOCATION MAP

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# AERIAL MAP

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