

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	11,732
LEASE RATE:	8.00 NNN
LOT SIZE:	1.03 Acres
BUILDING SIZE:	44,858 SF
BUILDING CLASS:	A
CEILING HEIGHT:	13.0 FT
YEAR BUILT:	1999
CROSS STREETS:	Renner Drive
ZONING:	General Industrial

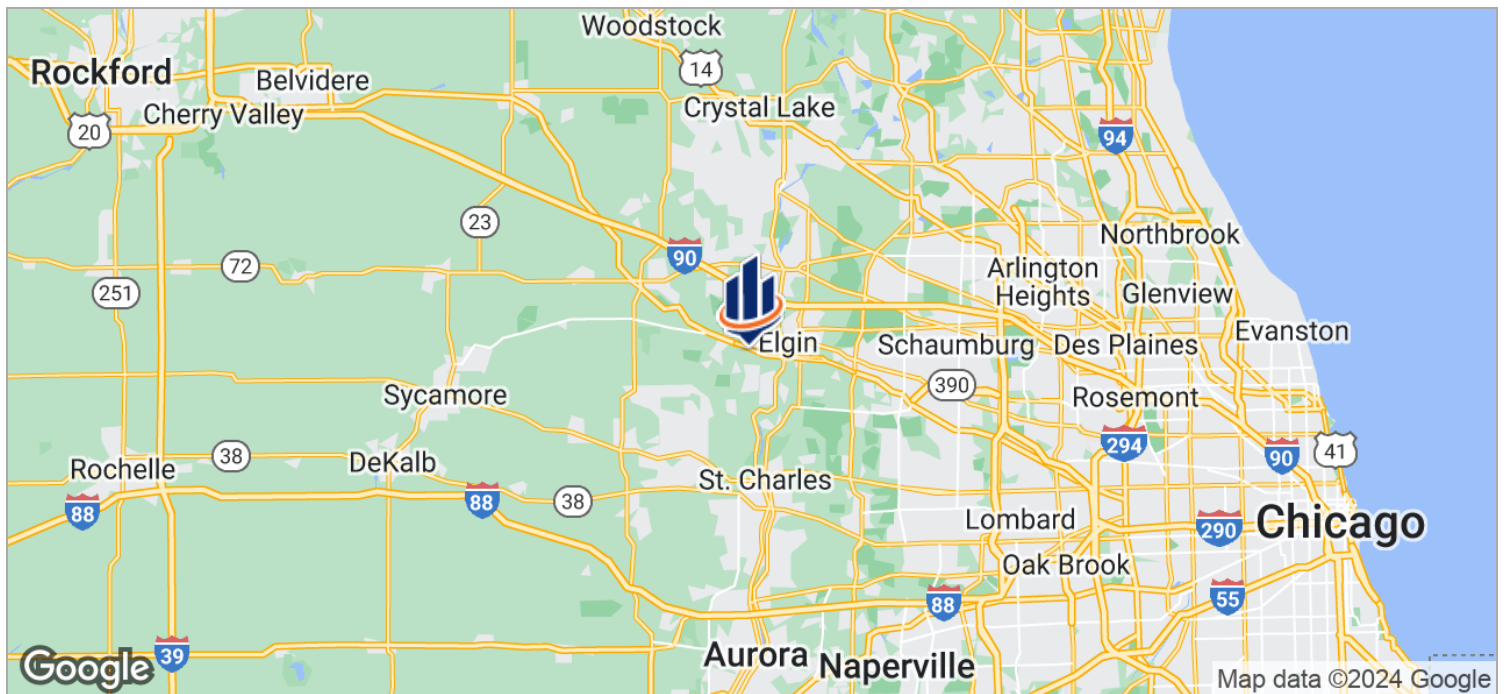
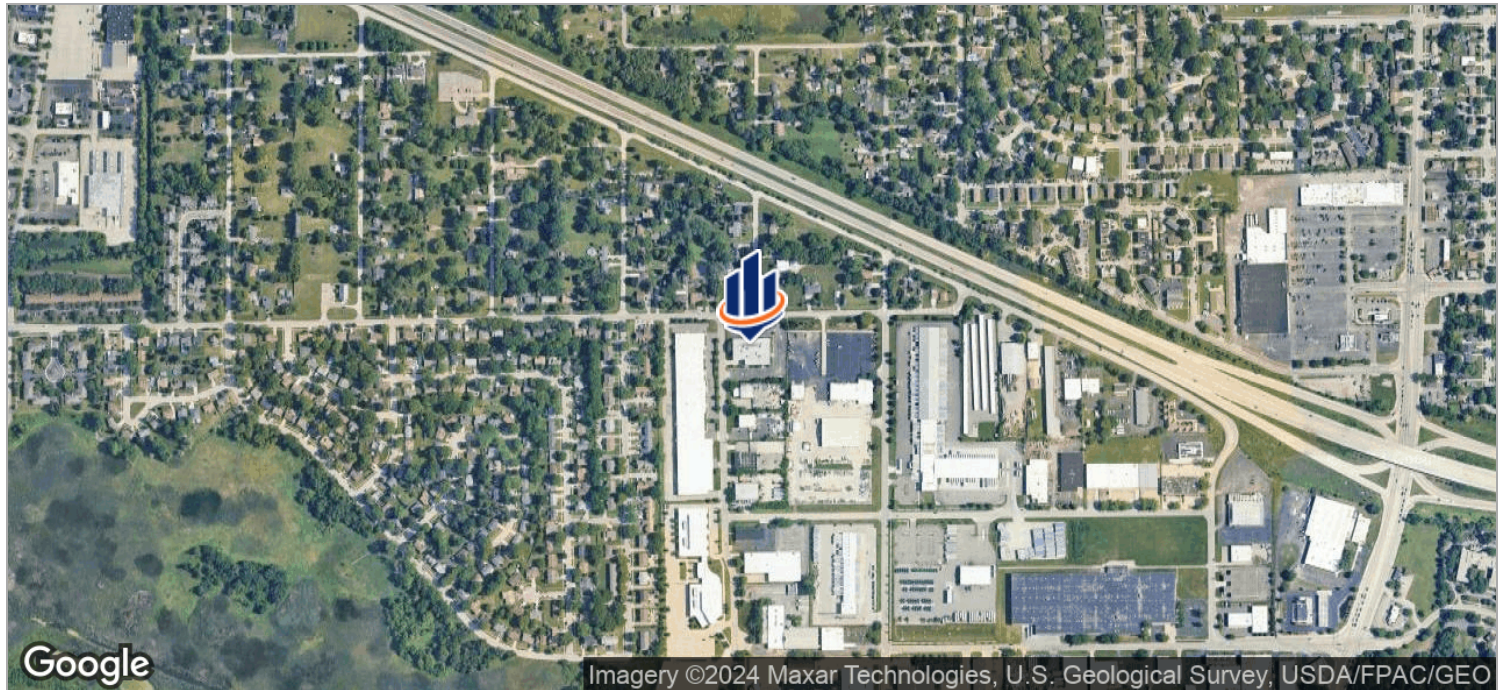
PROPERTY DESCRIPTION

The building is 2 stories with first floor space available that is in excellent condition with many attributes. Previously used for lab/testing. It offers: 3 conference rooms, 7 offices, open office area [55x30], shipping/receiving area [47'x29' with 1 DID and 2 Docks], large power, sprinklered, and CAT 5. It is a masonry building that was built in 1999 and offers strong visibility and excellent window line. It has very generous private parking with 160 surface spaces. The monthly rent with pass thru's is \$11,732. Uses: testing, lab, research, repair, small distribution, commercial cleaning, job training, educational, mail order, contractor office & equipment storage, warehousing & storage, light manufacturing, wholesale divisions, packaging and crating.

LOCATION OVERVIEW

Located on South St. 6 blocks east of Randall Rd. and 5 blocks west of McLean and Route 20 intersection. Fifteen minutes to the north is I-90 which offers access to Chicago and western suburbs. Convenient access to restaurants and retail for employees.

Location Maps



Additional Photos

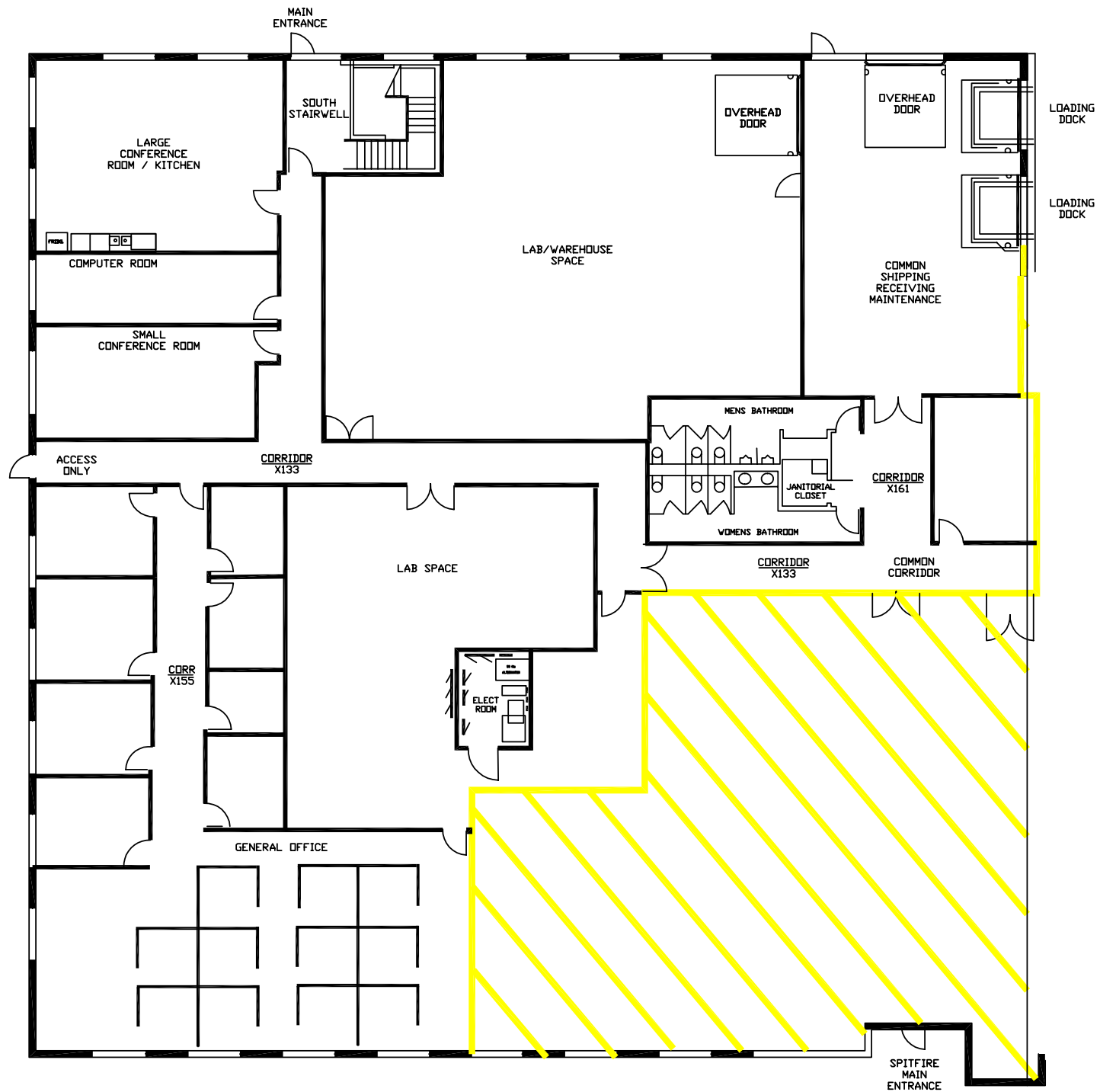


Additional Photos



Additional Photos







1901 South St., Elgin, IL.

Information

Size of space for lease: 11,732 sf

Offices:

Power: 400 amp 3 phase 600VAC

12' x 10' 4"

Sprinklered: Yes Water

11' 7" x 10' 4"

Cat 5 installed

11' 7" x 10' 4"

1 DID 10' x 10'

11' 8" x 14' 1"

12' 11" x 14' 1"

11' 7" x 14' 1"

11' 10" x 14' 1"

2 Docks w/levelers

160 Parking spaces

Mens Restroom: 3 stalls, 2 urinals, 2 sinks

Womens Restroom: 3 stalls, 2 sinks

Shipping/Receiving Rm: 29' x 47'

Open lab area: 62' x 50'

Conference rm: 30' x 25'

Server rm: 9' x 30'

Conference rm: 14' 6" x 30'

General open office area: 55' x 30' with 12 cubicles all set up

Advisor Bio



Neil Johnson

Managing Director/Broker
SVN | Landmark Commercial Real Estate

Brian Haney serves as an advisor with SVN Landmark Commercial Real Estate specializing in industrial, office, and vacant land properties in the western suburbs of Chicago. Brian has over 28 years experience in commercial properties and land development working with owners, investors, tenants and real estate professionals.

From 1988 to 2010, Brian owned a construction company doing land acquisition and developing residential subdivisions. His company expanded into doing build outs for retail space. These client relationships, in turn, led to building or selling commercial property.

In 2011, Brian transitioned into full time commercial real estate brokerage with Re/Max in St Charles IL. Within a three year period he completed over \$12,000,000 in sale and lease transactions. After his second year he became ranked 2nd for commercial Re/Max agents in Illinois. Brian has diverse experience in representing landlords and tenants, plus buyers and sellers of office, industrial, and vacant land properties.

In order to better serve his clients, in 2016 Brian joined SVN Landmark in Geneva IL, giving him access to SVN's strong technology, marketing and training resources, plus a global professional network.

Memberships & Affiliations

International Council of Shopping Centers (ICSC)
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DISCLAIMER

LAB/TESTING R&D OFFICE BUILDING | 44,858 SF | ELGIN, IL

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