

FOR SALE

INDUSTRIAL CONDO 2,931 SF

NEW PRICE! Located in one of the most well-maintained industrial parks in Lake County, this 2,931 SF unit is being sold by original owner. Offers 2 private offices, conference room, open work area, break room and restroom with shower; all with high end wood finishes. Warehouse in excellent condition, 16' clear and 10'x12' drive in door. Contact Joe H. for additional information and to schedule a showing. Visit Premier Commercial Realty website to see more listings.

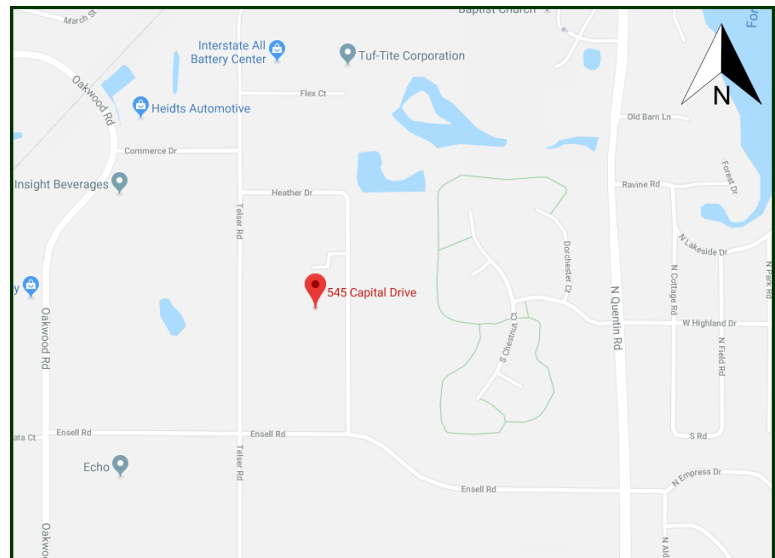
PROPERTY SPECIFICATIONS

Description:	Industrial Condo
Year Built:	2001
Building Size:	18,000 SF (2,931 SF this unit)
Land Size:	9,274 SF
Office/Showroom:	± 750 SF
HVAC System:	Office Central Air
Power:	200 amp / 3 phase
Sprinklered:	Yes - Wet
Floor Drains:	Yes
Ceiling Height:	16' Clear
Parking:	Common
Washroom(s):	1 per unit
Drive-in-Doors:	(1) 10'x12'
Sewer: City	Water: City
Possession:	Negotiable
Zoning:	I-1 Industrial
Real Estate Taxes:	\$7,625 (2017)
Association Fee:	\$325/mo. — \$975/qtr. *All exterior maintenance, snow, landscape, scavenger, water & roof.
Sale Price:	\$249,900
PRICE REDUCED	\$239,900

NEW PRICE!



MLS: 09960520



DIRECTIONS: Route 22 & Quentin Road north to Ensell Road to Capitol Road to #545 building.

PIN: 14-16-204-039

August 16, 2018

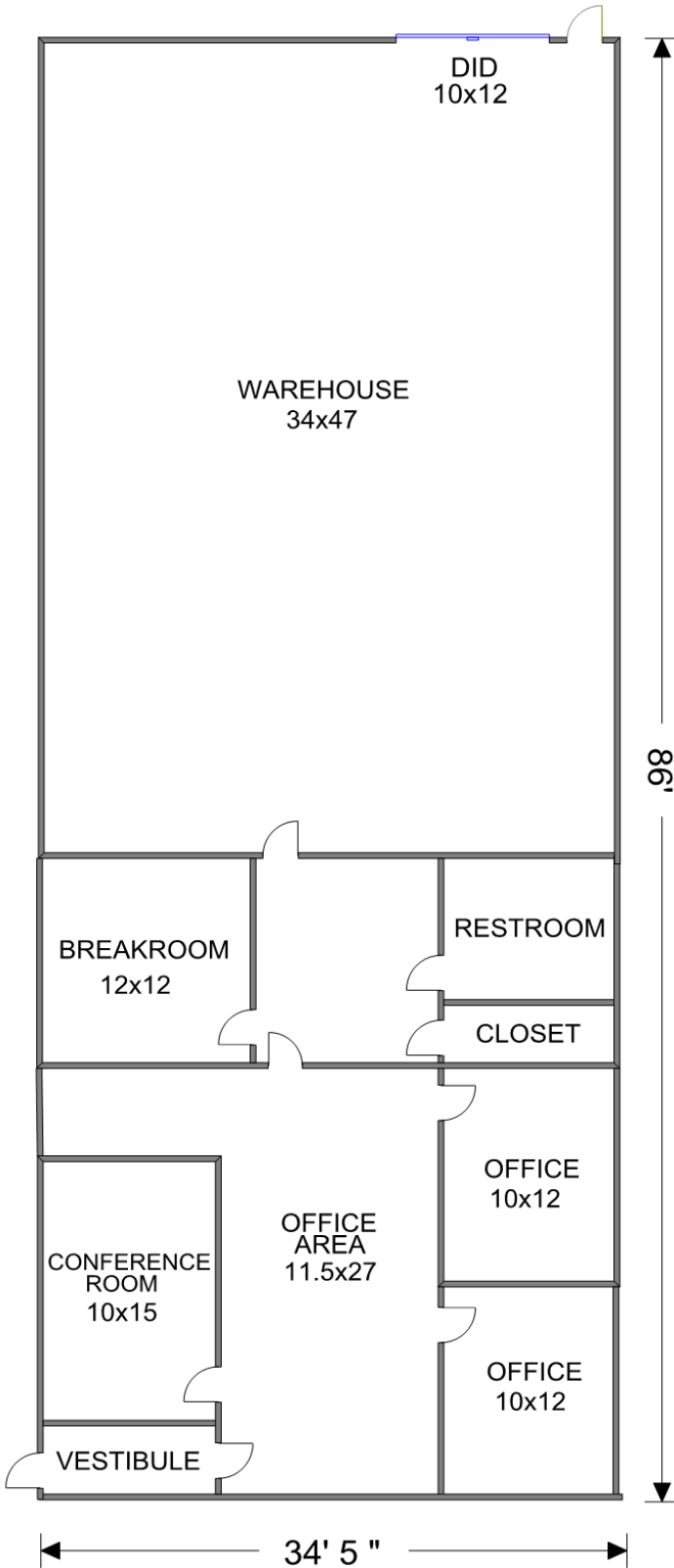
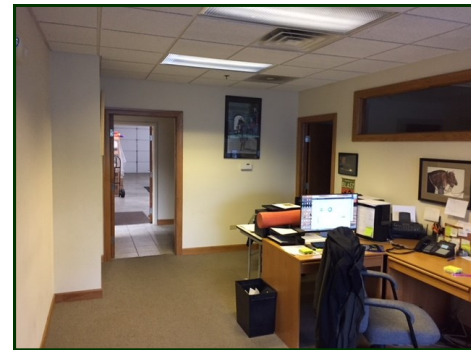
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545 Capital Drive
Lake Zurich, IL 60047



*All measurements are approximate