

# 617 N. STATE STREET, ELGIN, IL



## Specification Sheet

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<b>BUILDING SIZE:</b>	27,000 SF
<b>DESCRIPTION:</b>	Masonry construction industrial facility
<b>OFFICE AREA:</b>	2,800 SF
<b>TOTAL LAND AREA:</b>	1.24 +/- acres (54,014 SF)
<b>CEILING HEIGHT:</b>	12'-18'
<b>TRUCK LOADING:</b>	1 exterior dock, 2 DID
<b>POWER:</b>	1600 Amps, 120/240 Volt
<b>HEAT:</b>	Gas forced air
<b>SPRINKLER:</b>	No
<b>PARKING:</b>	40+ cars
<b>TAXES:</b>	\$1.37 PSF (\$36,907.72 – 2008)
<b>ZONING:</b>	GI – General Industrial
<b>ASKING PRICE:</b>	\$1,150,000 (\$42.59 PSF)
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>▪ A freestanding building</li><li>▪ 100% air conditioned</li><li>▪ Well maintained property</li><li>▪ Low Kane County Taxes</li><li>▪ Close proximity to Northwest tollway</li><li>▪ Multiple levels: freight elevator</li></ul>

### **For Additional Information Contact:**

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This statement, with the information it contains, is given with the understanding that all negotiations relating to the purchase renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.