

620 HEARTLAND DRIVE SUGAR GROVE, IL 60554

**10,400 SF
INDUSTRIAL SPACE
AVAILABLE
FOR LEASE**

FENCED, PAVED OUTSIDE STORAGE!



Building Front



Building Rear

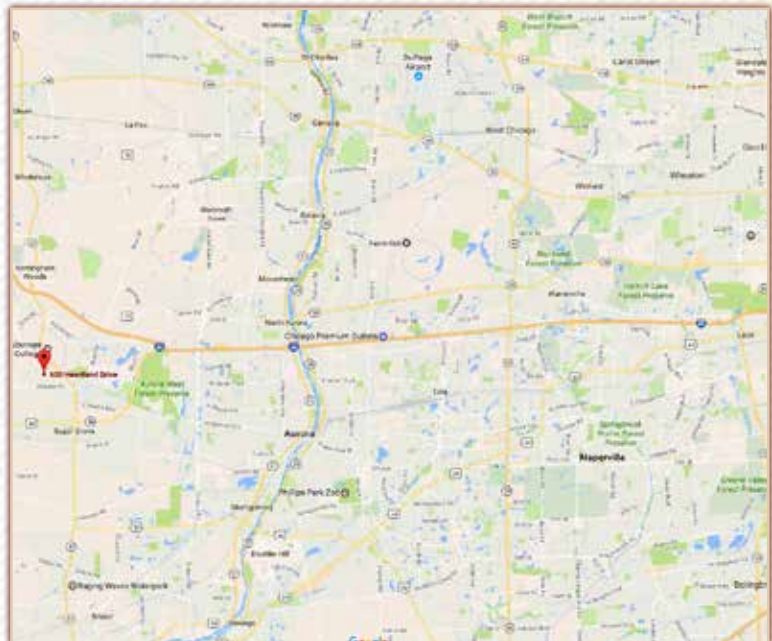
Building Specifications:

SIZE: 10,400 +/- sf
OFFICE: 10% +/-
CEILING HEIGHT: 16'-18' clear
DRIVE-IN DOORS: 1 (12'x14')
DOCKS: 1
POWER: 600 amps
CAR PARKING: Ample
LOT SIZE: 1.03 acres
TAXES: \$14,525.36 (2015)

LEASE RATE: \$5.50/sf NNN

COMMENTS:

Recently renovated offices. Fourteen parking spots in front of building. Roughly 1/2 acre fenced, paved, outside storage behind building. Just minutes from I-88 just off of Rt. 47.



*NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY OF THE FOREGOING INFORMATION. TERMS AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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