



## PROPERTY SUMMARY

641 Industrial Dr.  
Cary, IL 60013

### Steve Lauer

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## 6 Unit Industrial Condo Building FOR SALE OR LEASE

<b>Land Size:</b>	<b>40,000 sq. ft.</b>
<b>Building Size:</b>	<b>Entire building – 11,592 sq. ft.</b>
<b>Age:</b>	<b>Built 2003</b>
<b>DID:</b>	<b>1 – 10' x 12' drive-in door in every unit</b>
<b>Unit size:</b>	<b>Approx 1,932 sq. ft. per unit</b>
<b>Roof:</b>	<b>Steel roof</b>
<b>Electrical Service:</b>	<b>200 AMP 208 V</b>
<b>Ceiling Height:</b>	<b>16' Clear</b>
<b>Parking:</b>	<b>25 spaces</b>
<b>Office Area:</b>	<b>A/C</b>
<b>Zoning:</b>	<b>M-1</b>
<b>Taxes:</b>	<b>\$1.75 sq. ft.</b>
<b>CAM:</b>	<b>\$.30 sq. ft.</b>
<b>Lease Price:</b>	<b>\$6.00 sq. ft. Gross rent per month - \$1,296.05</b>
<b>Rent includes:</b>	<b>CAM, taxes, garbage pick-up, water &amp; sewer</b>
<b>Asking Price:</b>	<b>\$1.5 Million</b>