



PROPERTY SUMMARY

770 Industrial Dr.
Cary, IL 60013

Steve Lauer

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6 Unit Industrial Condo Building FOR SALE OR LEASE

UNITS FOR LEASE

Unit A – Lease	4,500 sq. ft.	Unit C.1 - Lease	7,000 sq. ft.
Unit A.1 – Vacant	4,500 sq. ft.	Unit D - Vacant	4,500 sq. ft.
Unit B - Lease	2,000 sq. ft.	Unit D.1 - Lease	4,500 sq. ft.
Unit B.1 - Lease	7,000 sq. ft.	Unit E - Lease	1,800 sq. ft. (office) 7,200 sq. ft. (warehouse)
*Unit C - Vacant	2,000 sq. ft.	Unit F - Vacant	1,200 sq. ft. (office) 7,800 sq. ft. (warehouse)

Building Size:	9,000 sq. ft. per unit
DID:	Units A & F with DID & Dock with levelers
Docks:	Units B,C,D & E with Dock no DID
Sprinklers:	Yes
Electrical Service:	480 AMP – 240V – 3Phase 4 wire
Ceiling Height:	24' Clear
Parking:	150
Office Area:	A/C
Zoning:	M-1
Lease Price:	\$6.50 sq. ft. Gross x 9,000 sq. ft. \$4,875 Gross/mo

UNITS FOR SALE

Unit A – 9,000 sq. ft. Dock & DID	Unit D – 9,000 sq. ft. Dock
Unit B – 9,000 sq. ft. Dock	Unit E – 9,000 sq. ft. Dock
Unit C – 9,000 sq. ft. Dock	Unit F – 9,000 sq. ft. Dock & DID

Sale Price:	\$70.00 sq. ft. 9,000 sq. ft. =	\$630,000
Taxes:	\$1.20 sq. ft. =	\$900.00 mo
Condominium Assoc.:	Projected budget =	\$475.00 mo

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