

# FOR LEASE

6111 White Oaks Road  
Chemung/Harvard, IL 60033

## *INDUSTRIAL WAREHOUSE SPACE* *30,000 SF*

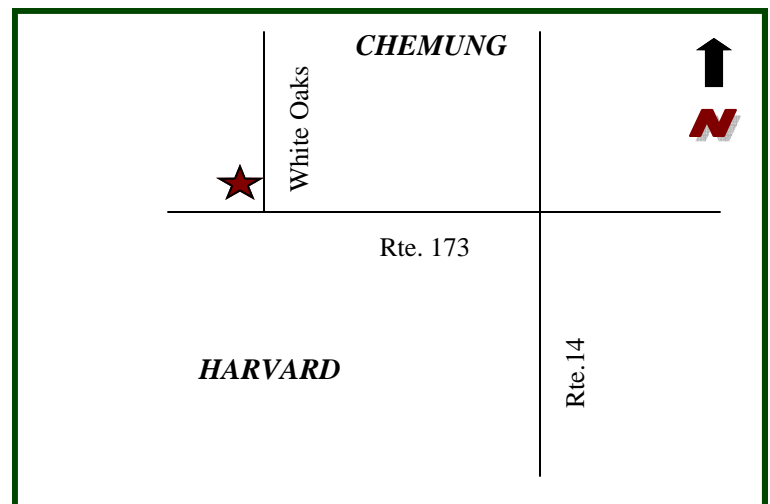
High ceiling, sprinklered warehouse space. Part of a larger steel building. 2 docks with levelers, (2) 12x14 DID's. I-90 interchange at Marengo/Hampshire is about 20 minutes drive. Owner offers optional fulfillment services as his personnel on staff are available to take deliveries 24 hours, 5 days a week. High quality space at a low price.



LoopNet: 17876771

MLS: 08178690

| PROPERTY SPECIFICATIONS |                                |
|-------------------------|--------------------------------|
| Description:            | Warehouse space                |
| Year Built:             | 1985, remodeled 1997           |
| Building Size:          | 144,000                        |
| Land Size:              | 25 acres                       |
| Office:                 | 240 SF                         |
| HVAC System:            | Gas forced air (ceiling units) |
| Power:                  | 600 amp, 480V 3 phase          |
| Sprinklered:            | Yes                            |
| Floor Drains:           | No                             |
| Ceiling Height:         | 25'                            |
| Parking:                | 22 spaces                      |
| Washroom (s):           | 2                              |
| Truck Docks:            | 2 with levelers                |
| Drive-in-Doors:         | 2 12x14'                       |
| Sewer: Septic           | Water: Well                    |
| Possession:             | Immediate                      |
| Zoning:                 | I-1                            |
| Real Estate Taxes:      | 42¢ psf (2012)                 |
| CAM:                    | 10¢ psf                        |
| Lease Term:             | Open                           |
| Lease Price:            | \$2.50 psf net                 |
| Sale Price:             | NFS                            |



**DIRECTIONS:** Rte. 173 west from Harvard to White Oaks Rd. Next to Catty Corp. and Seegers Grain.

**PIN:** 01-32-300-014  
01-32-300-008

October 16, 2013

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only.

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**PREMIER**  
COMMERCIAL REALTY

9225 S. Route 31  
Lake in the Hills, IL. 60156  
Telephone (847) 854-2300  
Fax (847) 854-2380  
www.premier-comm.com

For Additional Information, please contact:

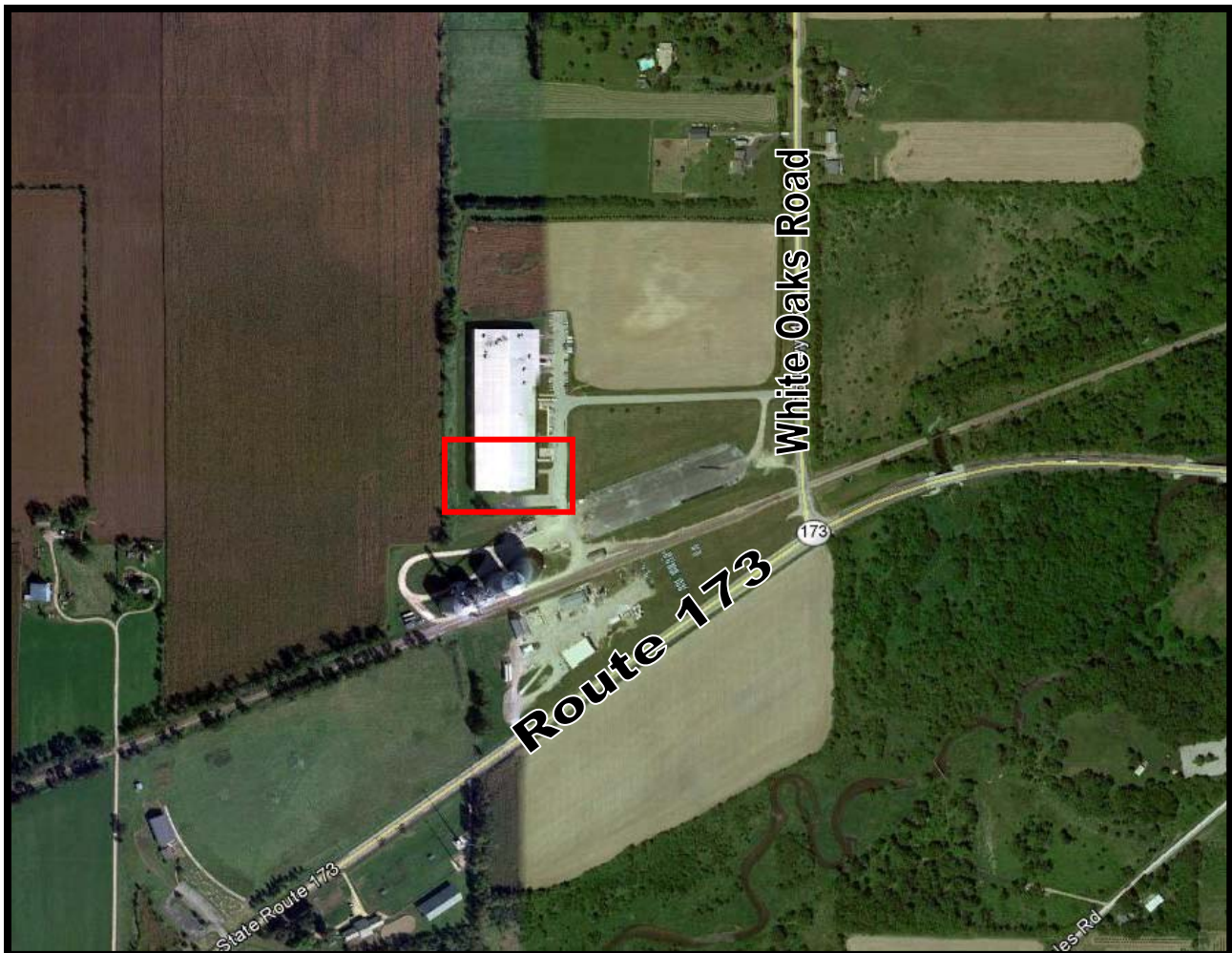
**Bruce Kaplan Ext. 20** Brucek@profit-success.net **Cell: 847 507-1759**



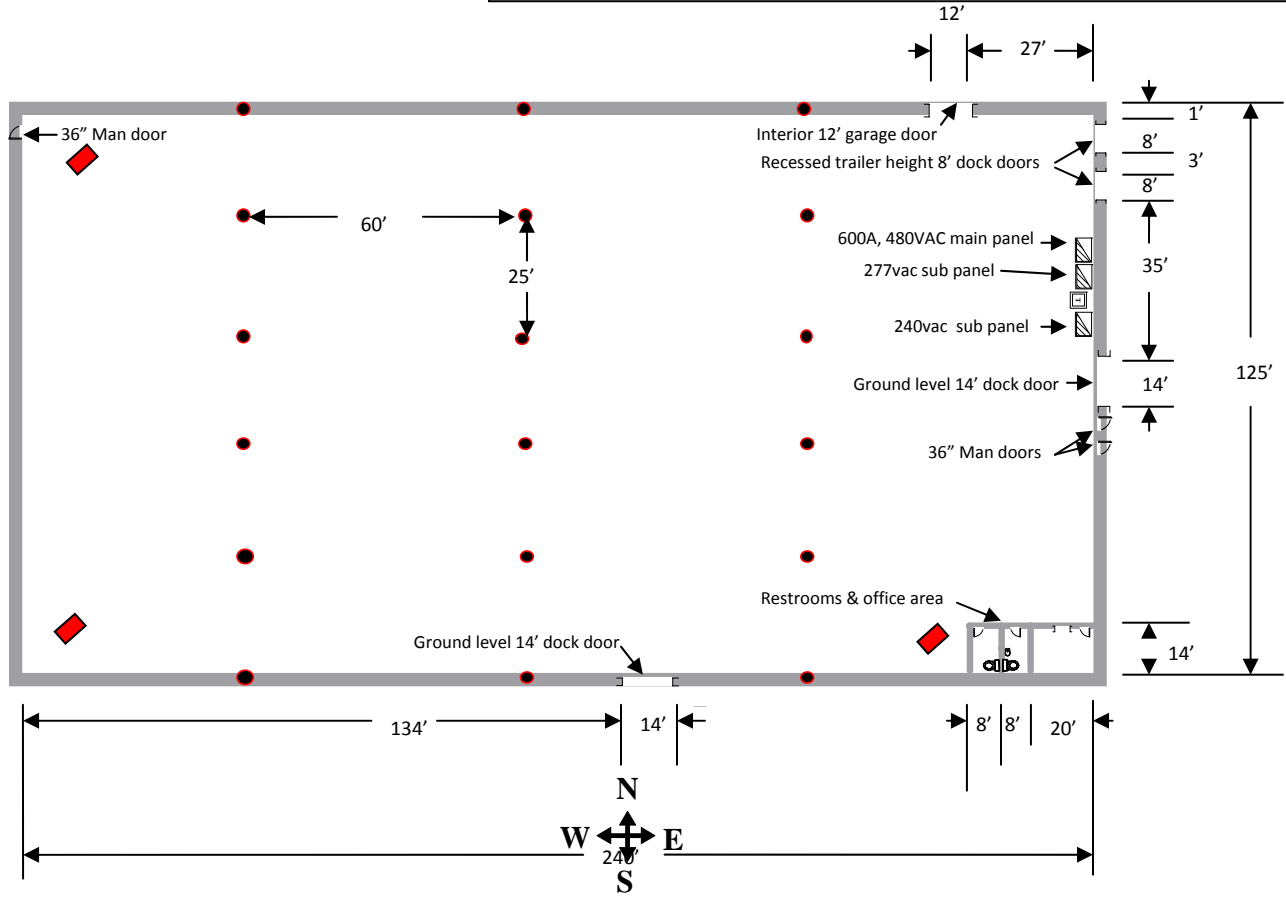
9225 S IL Route 31  
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**30,000 SF Warehouse Space**

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[www.profit-success.net](http://www.profit-success.net)



# 6111 White Oaks Chemung/Harvard, IL 60033



Ceiling mounted N-gas forced air heaters.

Feb06 14, Ken Zentner



South bay (5) floor plan layout