

FOR LEASE

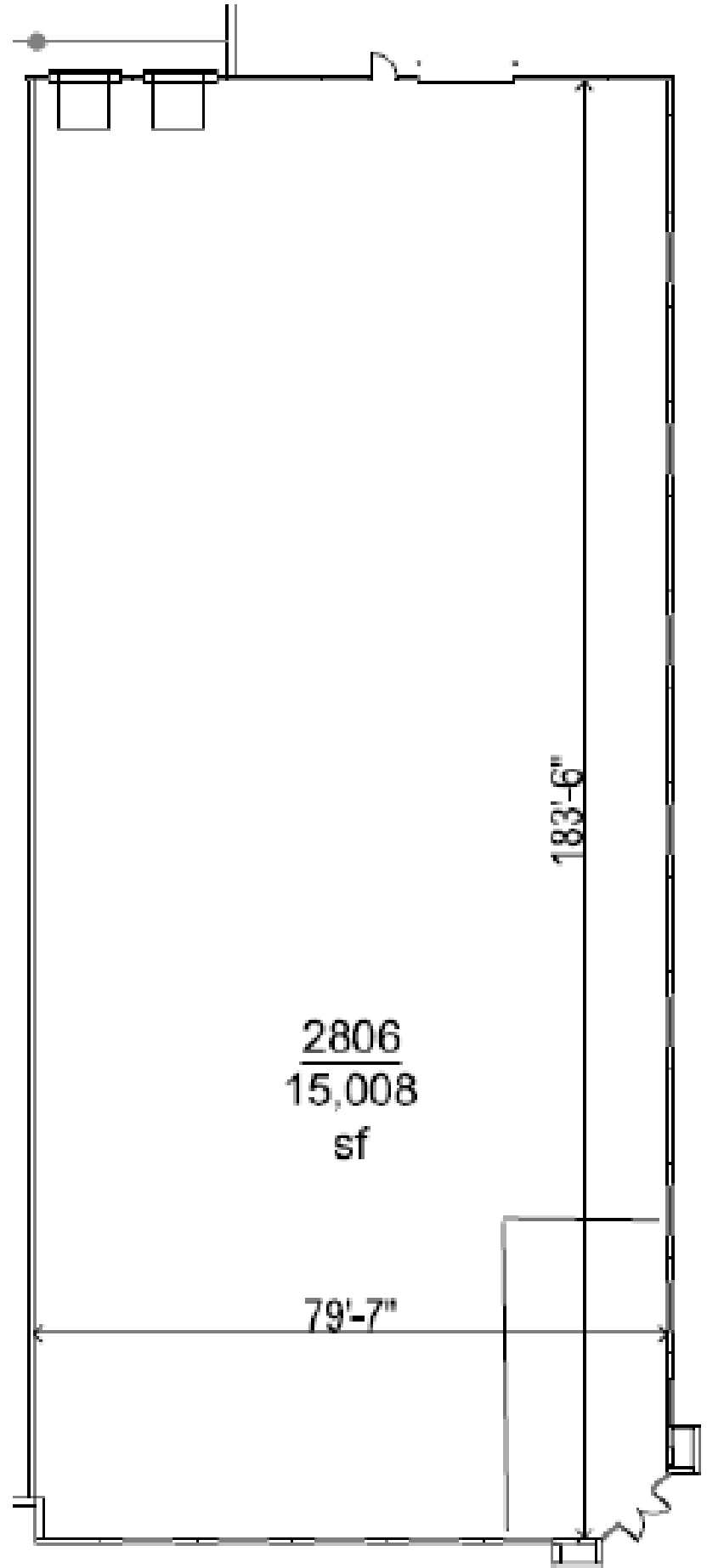
15,008 SQFT INDUSTRIAL WAREHOUSE

2806 Corporate Parkway
Algonquin, IL 60102



PLOTE PROPERTIES

Adam Neisendorf
(847) 428-1000 ext. 228
aneisendorf@ploteproperties.com



Price: **\$9.95 per SQFT Industrial Gross**

SQFT: 15,008 SQFT

Taxes: Included in Rent

CAM: Included in Rent

Loading: 2 dedicated bed level Loading Docks

Door: 1 – 12'x14' drive-in door

Height: 28' Clear Height

Power: 400 AMPS of 277/480V

3 phase Electric Power

Features: Fully Air-Conditioned Warehouse

900 SQFT finished office space

Mezzanine Storage Area

End Unit

Location: Kane County. Located on Corporate Parkway, just west of Randall Road in Algonquin. Easy access to Longmeadow Pkwy, Randall Road, Algonquin Road (Route 62), Route 47, and I-90

Disclaimer: The information contained in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All measurements, square footages, and information are approximate and for depiction purposes only. Prices are subject to change at owner's discretion.

FOR SALE

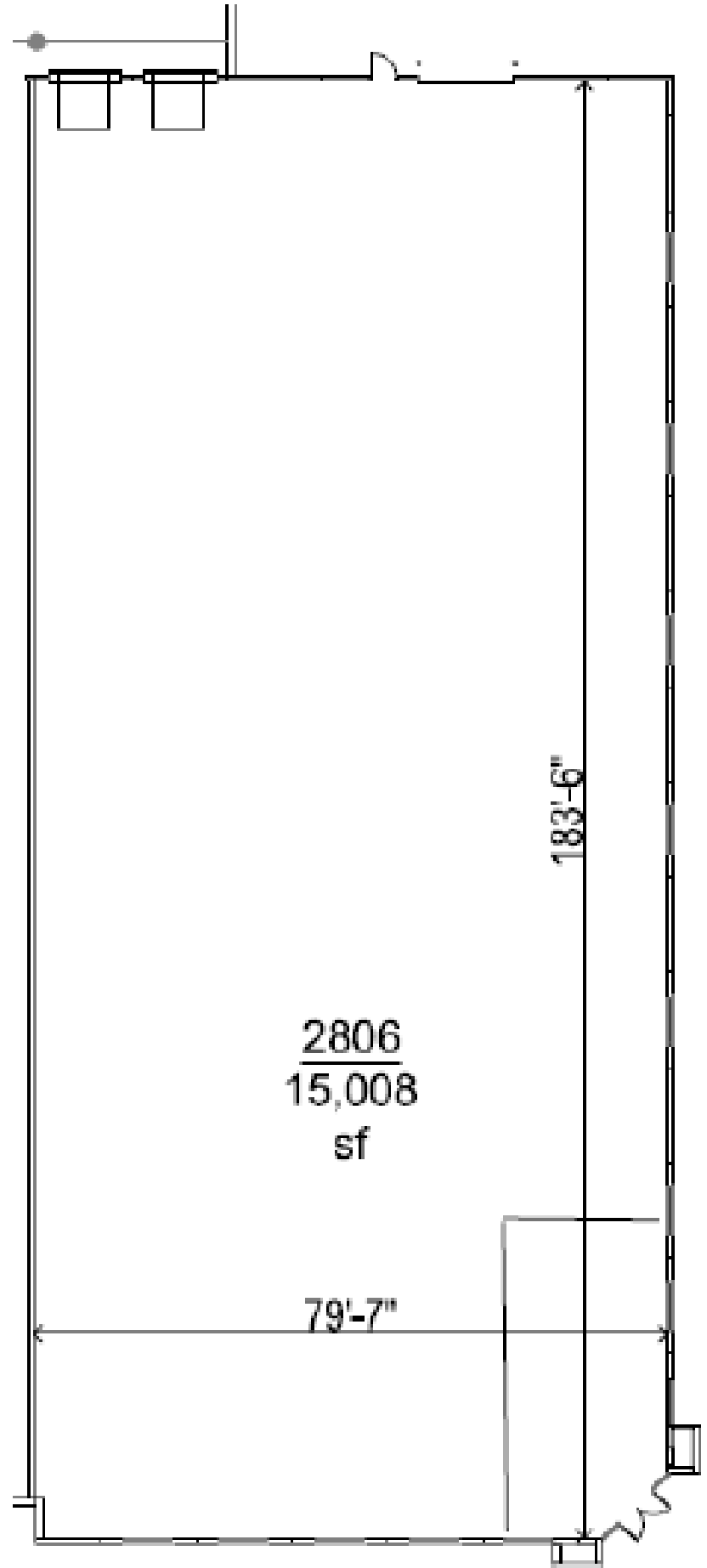
**15,008 SQFT
INDUSTRIAL CONDO**

**2806 Corporate Parkway
Algonquin, IL 60102**



PLOTE PROPERTIES

Adam Neisendorf
(847) 428-1000 ext. 228
aneisendorf@ploteproperties.com



Price: **\$1,500,000 or \$100 per SQFT**

SQFT: 15,008 SQFT

Taxes: \$1.75 per SQFT or \$26,360
(2021 taxes, paid in 2022)

Association: \$1.45 per SQFT or \$21,760 annually
(based on 2022 CAM Budget)

Loading: 2 dedicated bed level Loading Docks

Door: 1 – 12'x14' drive-in door

Height: 28' Clear Height

Power: 400 AMPS of 277/480V
3 phase Electric Power

Features: **Fully Air-Conditioned Warehouse**
900 SQFT finished office space
Mezzanine Storage Area
End Unit

Location: *Kane County.* Located on Corporate Parkway, just west of Randall Road in Algonquin. Easy access to Longmeadow Pkwy, Randall Road, Algonquin Road (Route 62), Route 47, and I-90

Disclaimer: The information contained in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All measurements, square footages, and information are approximate and for depiction purposes only. Prices are subject to change at owner's discretion.