

- Industrial
- Commercial
- Office
- Land
- Business

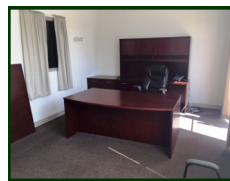
## FOR SALE

### INDUSTRIAL FLEX CONDO 3,600 SF

3,600 SF pre-cast flex industrial condo in the Ringwood Corporate Center. Approx. 1,900 SF of nicely built out furnished office space (see floor plan) and 1,700 SF warehouse with 14' clear span ceilings, 3 (10x12) DIDs. (3) electrical panels, utility sink and water softener. No automotive use allowed. SBA financing available with as little as 10% down. Only \$58.05 psf. Visit Premier Commercial Realty website to see more listings.

#### PROPERTY SPECIFICATIONS

Description:	Pre-cast Industrial Flex Condo
Year Built:	2002
Condo Size:	3,600 SF
Office/Showroom:	± 1,900 SF
HVAC System:	GFA / Central Air
Power:	100 amp
Sprinklered:	No
Floor Drains:	No
Ceiling Height:	14' (warehouse)
Environmental:	TBA
Parking:	Common
Washroom(s):	2 ADA
Truck Docks:	None
Drive-in-Doors:	3 10x12
Sewer: Septic	Water: Well
Possession:	Immediate
Zoning:	I1
Real Estate Taxes:	\$6,759.94 (2018)
CAM:	\$235/mo.
Lease Price:	STO
Sale Price:	\$209,000 (\$58.05 psf)



MLS: 10479341



**DIRECTIONS:** Route 31 N to Ringwood North to Corporate Center Business Parkway.

**PIN:** 09-09-452-006

August 12, 2019

*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. No offer of sub-agency is being made.*

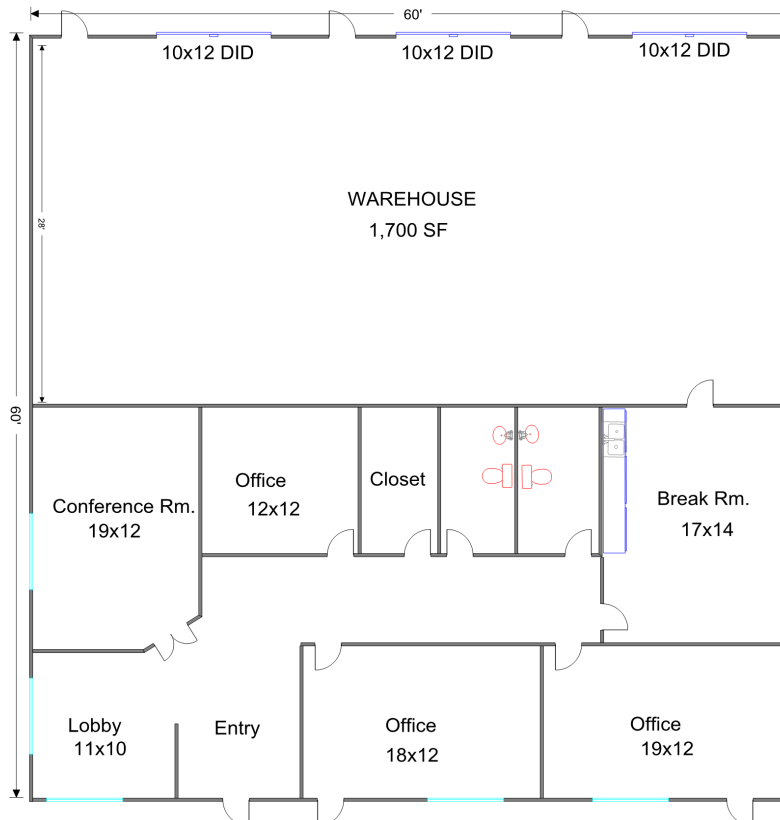
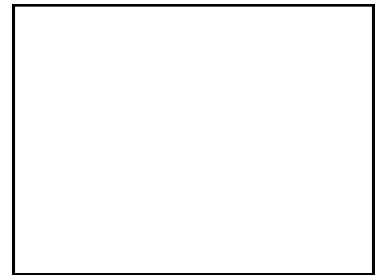
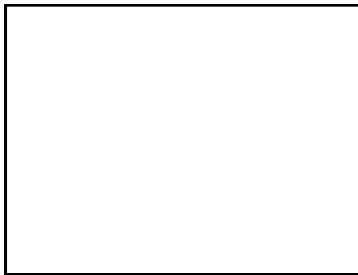
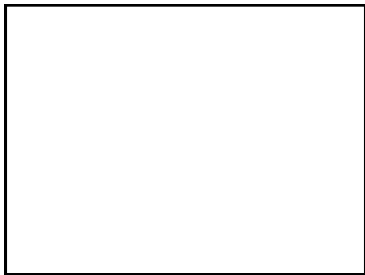
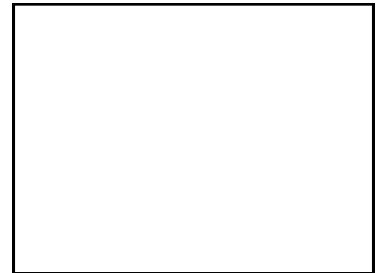
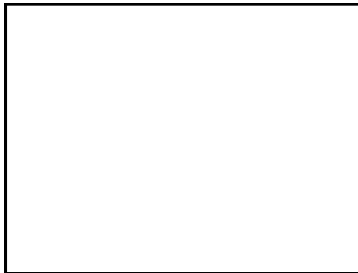
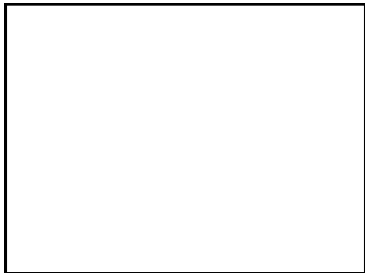
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Industrial  
Commercial  
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5306 Business Parkway  
#101/103  
Ringwood, IL 60072



Measurements are Approx.