

AVAILABLE FOR SALE / LEASE

300 HARVESTORE DRIVE

DEKALB, ILLINOIS



BUILDING SPECIFICATIONS:

BUILDING SIZE:	±35,000 SF	POWER:	400a/480v and 1200a/208v
OFFICE:	±4,000 SF	TAXES:	\$38,782 (2019, payable 2020)
SECOND FLOOR OFFICE:	1,000 SF (not included in building SF)	SALE PRICE:	\$2,275,000
INSPECTION ROOM:	±625 SF with mezzanine storage	LEASE RATE:	\$4.95 PSF Net
CLEAR HEIGHT:	±17'-22'	COMMENTS:	› 70' trench drain with triple catch basin › Employee break and locker room › Parking lot seal coated in 2020 › All new man doors installed in 2018 › South parking lot completed in 2018 › New 1,250 SF building office expansion in 2018 › Customer waiting area with restroom › Unique clear span warehouse
PARKING:	50+ spaces		
SPRINKLER:	Yes		
POWER:	400a/480v and 1200a/208v		
LOADING:	› 4 exterior dock doors › 2 automatic drive-in doors: 14' x 12' › 3 automatic drive-in doors: 12' x 14'		

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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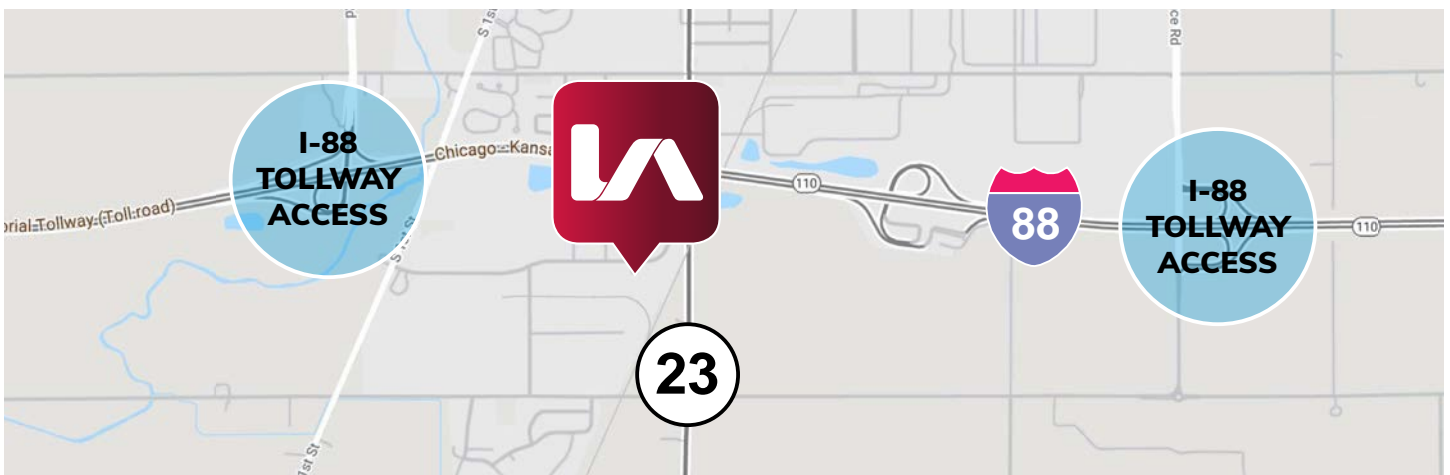




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