

303 E. State Street
Sycamore, IL

Retail / Light Industrial Space for Lease



Suite 303 - \$6.00 PSF NNN



For More Information,
Please Contact:

Mike Carpenter, CCIM

Managing Broker

(815) 540.5101

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rvgcommercial.com



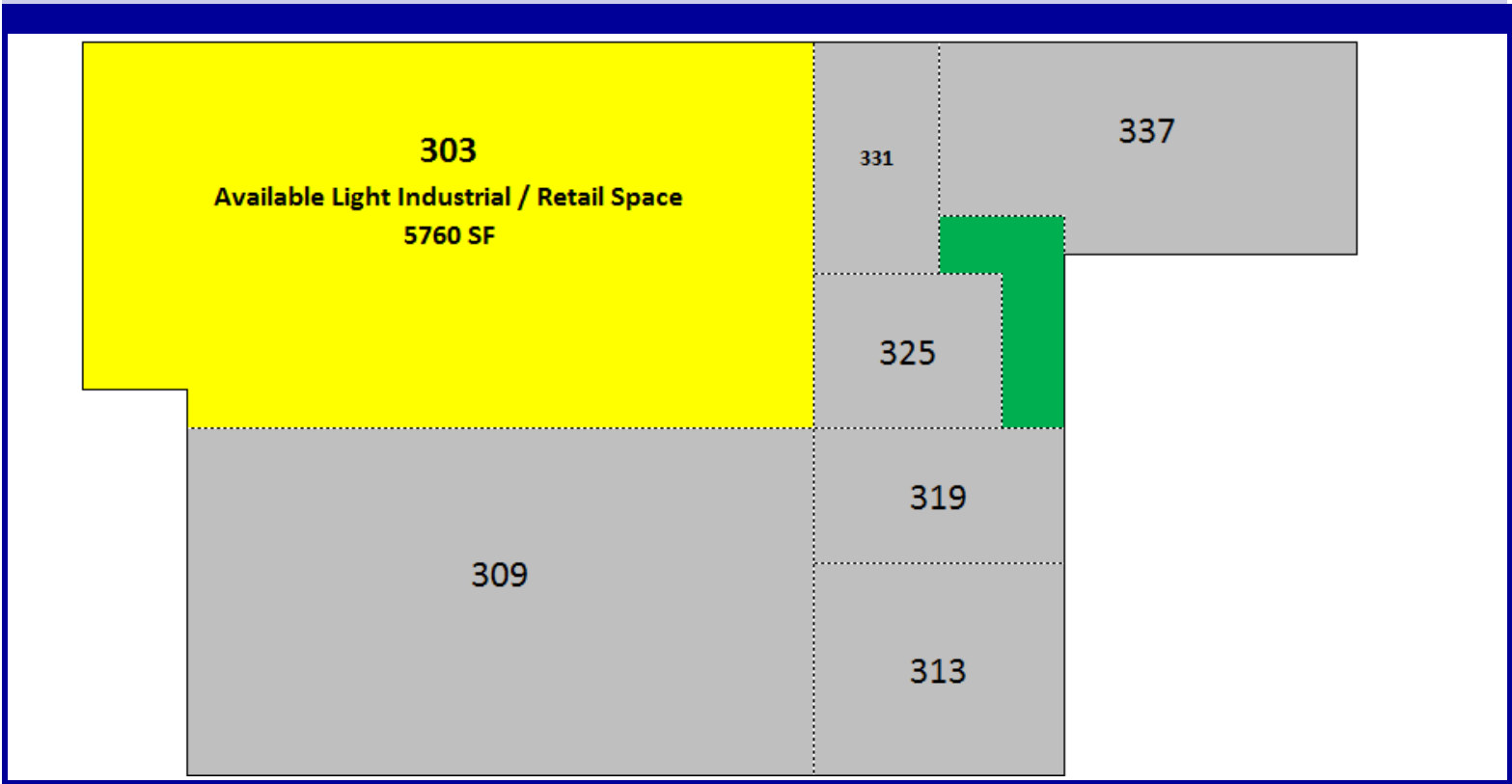
Real Valuation Group

Commercial Real Estate Services

rvgcommercial.com

1731 DeKalb Avenue
Sycamore, IL 60178
815.754.4000

303 E. State Street - Sycamore, IL



**Tenant
Improvement
Allowance
Available for
Qualified
Tenant**

\$6.00 PSF NNN

- ⇒ 5,760 Square Feet
- ⇒ Currently in White Box Condition
- ⇒ Full Loading Dock
- ⇒ Masonry Block & Steel Construction
- ⇒ Concrete Foundation
- ⇒ 400 Amp Service
- ⇒ New Rubber Membrane Roof
- ⇒ HVAC—Rooftop Units
- ⇒ New Parking Lot
- ⇒ Average Daily Traffic = 8,950
- ⇒ Signage Available
- ⇒ Walking Distance to the Courthouse and Downtown Sycamore

Excellent Location!!!



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