



Received: 07/07/2023

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Notes

1888 State St

DeKalb, IL 60115

/ \$1

ACTV	Industrial Zoning	INDU Actual Zoning	Approx. SqFt	Built 1988
Industrial				
S #:		11812663	Orig. Rental Price:	\$1
Ownership:			List Date:	06/20/2023
Membership:			Listing Market Time:	21
Property type:	Distribution Warehouse, Garage, Other		Lease SqFt Yearly:	18827
Bedrooms:		2	List Price Per SF:	\$0
Bathrooms:		1	Sold Price Per SF:	\$0
Units:			Monthly Rent Price:	\$8,000
Features:			Total Taxes:	
Parking Spaces:				
Total SqFt:		18827		

A MUST SEE !!!!! MAKE AN OFFER !!! GREAT LOCATION JUST OFF N. PEACE RD. AND RTE. 38(ROOSEVELT RD. JUST NORTH OF I-88 EAST ON/OFF EXIT MAKE AN OFFER TO RENT.. FORMER MASCAL ELECTRIC(FORMER TRI'STATE TOWING)GREAT OFFICE/WAREHOUSE BUILDING W/3-1...More

[View Brief](#)[View Photos](#)[Additional Info](#)

SOURCE MLS (<http://www.sourcemls.org>)

A MUST SEE !!!!! MAKE AN OFFER !!! GREAT LOCATION JUST OFF N. PEACE RD. AND RTE. 38(Roosevelt Rd. just north of I-88 east on/off exit make an offer to rent.. former Mascal Electric(former Tri-State Towing)GREAT OFFICE/WAREHOUSE BUILDING W/3-14' OVERHEAD DOORS W/FENCED YARD. 2FLOORS OF OFFICES MEZZANINE FOR STORAGE/PARTS ETC GREAT PROPERTY

General

Area:	115	Gross Rentable Area:	
City, State, Zip:	DeKalb, IL 60115	Net Rentable Area:	
County:	De Kalb	Investment (Y/N):	
Township:		User (Y/N):	
Unincorporated (Y/N):		Approximate Age:	26-35 Years
Zoning Type:	Industrial	Ownership Type:	
Actual Zoning:	INDU	Frontage/Access:	City Street, Interstate, US Highway
Approx Year Built:	1988	Current Use:	Office/General, Service, Warehouse
Built Before 1978 (Y/N):	No	Potential Use:	Warehouse
Lease Type:	Gross	Known Encumbrances:	
Estimated Cam/Sf:	\$0	Client Needs:	
Estimated Tax/Sf:	\$0	Client Will:	
Min Avail Sq Ft (Rentable):	18827	Geographic Locale:	East/West Corridor, Far West
Max Avail Sq Ft (Rentable):	18827	Location:	Industrial Area/Campus, Enterprise Zone, Airport/Runway Nearby, In City Limits, High Traffic Area
Directions:	LINCOLN HWY TO PEACE RD NORTH WEST ON PLEASANT ST LEFT ON DIETZ AVE SOUTH TO PROPERTY		
Relist (Y/N):		PIN:	
		Multiple Pin Numbers:	

Exterior Features

Lot Dimensions:		Bay Size:	
Lot Sq Ft:		Construction:	Steel
Lot Size Source:	County Records	Exterior Building Type:	Steel Siding
Approx Total Bldg Sq Ft:		Foundation:	
# Of Stories:	2	Roof Structure:	
Approx Office Sq Ft:	4710	Roof Coverings:	

Door Dimension: **14'**
Of Freight Elevators:
Ceiling Hgt Max Ft: **30**
Ceiling Hgt Max In:
Ceiling Hgt Min Ft:
Ceiling Hgt Min In:
Clear Span (Y/N):

Interior Info

Of Units: **1**
Of Tenants:
Extra Storage Spaces Available (Y/N):

Utilities/Green

Air Conditioning: **Central Air, Exhaust Fan/s, Ceiling Fans**
Electrical Service: **201-600 Amps**
Heat/Ventilation: **Ceiling Units, Central Bldg Heat, Forced Air**
Fire Protection: **Alarm On Site, Fire Extinguisher/s, Hydrants On Site**
Water Drainage:
Utilities To Site:
Tenant Pays: **Trash Collection**

Financial

Gross Rental Income \$:
Total Monthly Income:
Total Annual Income:
Net Oper Income \$:
Operating Expense Includes:

Listing Info

Property Offered: **For Lease Only**
Original List Price:
Original Rent Price: **\$1**

Docks:
Misc Outside:
Of Parking Spaces:
Indoor Parking: **19-30 Spaces**
Outdoor Parking: **51-100 Spaces**
Parking Ratio:

Misc Inside: **Air Conditioning, Common Lunchroom/s, Common Meeting Room/s, Heavy Floor Load, Overhead Door/s, Private Restroom/s, Storage Inside, High Speed Comm Circuits, Pre-wired PC Network, Laundry Room**
Floor Finish: **Carpet, Concrete**

HERS Index Score:
Green Supporting Documents:
Energy/Green Building Rating Source:
Green Features:

Cap Rate:
Taxes:
Total Annual Expense:
Loss Factor :

Off Market Date:
Contingency:
Financing:

List Price:
Rental Price (\$ per SF/Year): **\$1**
List Date: **06/20/2023**
List Date Rcvd: **06/20/2023**
List Mkt Time: **21**
Closed Date:
Rented Date:
Contract Date:
Buyer Agency Compensation: **I MONTH'S RENT ON 3-5 YR LEASE (GL)**

Concessions:
Sales Terms:
Possession:
Broker Owned/Interested: **No**

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Paul Miller | Adolph Miller Real Estate | 07/10/2023 12:24 PM