

801 Hicks Drive – Unit B For Lease



Call MBK Properties, LLC at 630-365-5050

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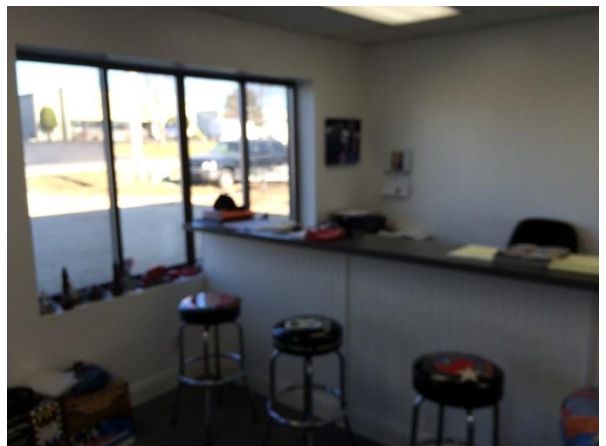
View of Shop & 2nd
Mezzanine



2nd Mezzanine



Mezzanine above
Office



Office

Industrial Space for Lease

801 Hicks Drive

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Building Specifications – Unit B:

- Zoning – CM – Commercial/Manufacturing District
- 3,000 Square Feet Total of 6,000 SF Building
- 400 Square Feet is Office
- Light storage mezzanine above office -400 SF
- A 2nd light storage mezzanine in shop above 'clean room' - 800 SF
- 12 x 14' overhead garage door in shop
- Storefront main entrance
- Personnel door side entrance
- Office area has large window
- Heating/Cooling: Office area has forced air AC and heat
 Warehouse has forced air heat as well as unit heaters
- Office and shop bathrooms
- Electrical service is 400 amps. 277/480 volts, 3 phase.
- Fire alarm
- Steel building construction with standing seam roof built in 1992
- Brick front
- Floor drains with triple catch basin in warehouse
- Piped and wired for high pressure air

Amenities:

- Easy access to Route 38, Keslinger Road or Elburn Metra station via the new Anderson Road extension.
- Ample parking
- Available outdoor storage
- Exterior lighting