

AVAILABLE FOR LEASE



11,397 S.F.

**590A Telser Road
Lake Zurich, IL**

1 exterior - covered truck dock
w/leveler, 1 (12' x 14') drive in door,
bonus mezzanine area above office
(not included in sq. footage.)
sprinklers, sky lites, kitchenette
and many other upgraded features.

Total Available Space: 11,397 sf

Lease Rate: \$7.25 psf (modified gross)

Occupancy: 30 days

Parking: Ample

Office Size: Approximately 1,968 sf

Power: 200 Amps; 3 phase

Dock: One (1) exterior - covered with leveler

Ceiling Height: 20 feet

Taxes: Current stop in base rate

CAM: Tenant pays pro rata share of landscape maintenance, snow plowing & sprinkler/alarm maintenance.

Construction: Masonry

Lease Length: Minimum of three (3) years

Type: Multi-Tenant Building

Washrooms: Three (3): two (2) in office and one (1)
in the shop.

Air Conditioning: Office space only

Heat: Gas

Sprinklered: Yes

Drive in door: One (1) Size: 12' x 14'

Skylights: Yes

Insurance: Pass through pro rata

**For further information on this property please contact: Dale Markay
Phone: 847-439-8100 Cell: 847-207-4140**

590 Telser Road, Unit A Office Layout, Lake Zurich, IL

