

AVAILABLE FOR LEASE



14,272 s.f.

**570A Telser Road
Lake Zurich, IL**

**1 exterior - covered truck dock
w/leveler, 2 (12' x 14') and 1 (10' x 10')
drive in doors, heavy power,
sprinklers, skylights, coffee bar,
and many other upgraded features**

Total Available Space: 14,272 s.f.

Lease Rate: \$7.25 psf (modified gross)

Occupancy: Immediate

Parking: Ample

Office Size: Approximately 2,800 s.f.

Power: 800 Amps/480 Volts

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: Four (4) total : two (2) in office and
two (2) in shop area.

Air Conditioning: Office space only

Heat: Gas

Sprinklered: Yes

Drive in door: Three (3) Total - two (2) 12' x14' and
one (1) 10' x10'

Skylights: Yes

Insurance: Current stop in base rate

**For further information on this property please contact: Dale Markay
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570 A TELSER ROAD, LAKE ZURICH, IL

