

**12,000 SQ. FT.**  
**4-UNIT WAREHOUSE/OFFICE**

**197 HARVESTORE DRIVE**  
**DEKALB, ILLINOIS**

MILNER & ASSOCIATES  
615 SYCAMORE ROAD  
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## **MILNER AND ASSOCIATES, INC.**

Milner and Associates Commercial Real Estate, Inc., is a full service commercial real estate firm located in DeKalb County. The company is actively involved in the selling, leasing and development of Commercial, Industrial, Retail and Multi-Family properties. Milner and Associates has helped individuals, corporations and partnerships meet their commercial and investment real estate goals for over 25 years. Their expertise in the DeKalb market area is inestimable in evaluating area investment, expansion, relocation and development.

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## CONFIDENTIALITY AND CONDITIONS AGREEMENT

Acceptance hereof is acknowledgment that the Market Report was prepared solely for the use of prospective purchasers or lessees in determining their intention with respect to the potential of acquisition of the property located at **197 Harvestore Drive, DeKalb, Illinois.**

Any sketches, plats, or drawings included in this Market Report are included to assist the reader in visualizing the property. Milner & Associates, Inc. has made no survey of the property or properties referenced in this report.

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## PROPERTY INFORMATION: 197 Harvestore Drive, DeKalb, IL

Location:	This building is located on the north side of Harvestore Drive, approximately ¼ mile east of South First Street, DeKalb.
Access:	The primary access is via Harvestore Drive. The property is located within 1 mile of the full interchange at I-88 and Annie Glidden Road. (Please refer to enclosed map for additional details.)
Site Specifics:	The site is approximately 4 +/- acres; however, there is a 3 +/- acre contiguous parcel that is also available for sale with an asking price of \$2.50 per square foot.
Topography:	The topography is level to sloping.
Description:	This 11,978 square foot two-story steel building was constructed in 2008. The roof is a standing seam steel roof. The building consists of 10,000 square feet of warehouse and 1,978 square feet of offices. The building's overall dimensions are 113' wide by 106' deep. The current layout has combined and opened Suites 1, 2, and 3 for one user. Suite 4 is a separate user. The building could be reconfigured for one user or could be divided into four separate suites.
Office Space:	There are offices in each of the four units with mezzanines above; however, the mezzanine in Suites 2 & 3 has been combined and finished as a one-bedroom suite with full kitchen or offices.
Ceiling Height:	18' at the eaves and 22' at the center.
Overhead Doors:	There are four (4) 24' wide by 16' high overhead doors and two (2) man doors.
HVAC:	Offices are equipped with gas forced furnaces, radiant heat, and central air conditioning. Warehouses have radiant floor heat.

Electrical:	3 phase 1600 amp service. Each suite is separately metered. Lighting is T8 fluorescent.
Floor:	The floor is 6" concrete with radiant heat. A trench floor drain is located in each of the 4 units.
Zoning:	Heavy Industrial.
Utilities:	The utilities are separately metered.
Parking:	Lighted parking lot with a capacity for up to 66 trucks and 10 cars. 26 parking stalls are currently equipped with electric hook-ups, which could be expanded to 56. Concrete is 8" thick.
Parcel #'s	08-34-300-051 & -052
2009 Real Estate Taxes:	\$14,030.58
Water/Sewer:	City of DeKalb: (815) 748-2050
Electricity:	ComEd: (800) 334-7661
Gas:	Nicor: (888) 642-6748
Telephone:	Verizon: (800) 483-5000

**ASKING PRICE: \$1,700,000.00**

**LEASE RATE: \$10,600.00 per month NNN**



RESERVED PARKING  
2430 FINE

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2430 FINE



Smith

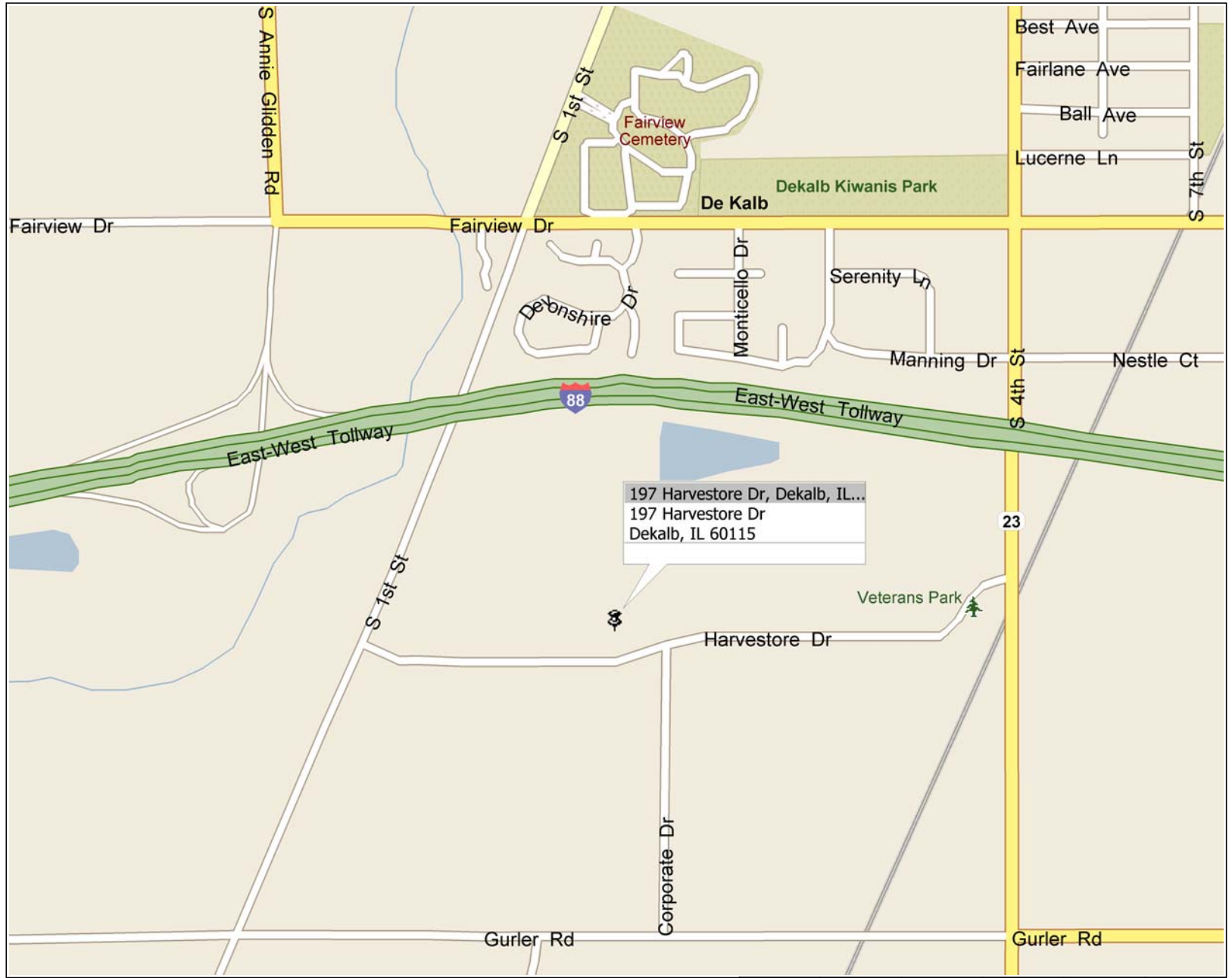


THE BEST  
experience





# 197 Harvestore Drive



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# DeKalb County, Illinois

