

# AVAILABLE FOR LEASE

Alexis Court  
332-334 W. Main St.  
Carpentersville, IL 60110

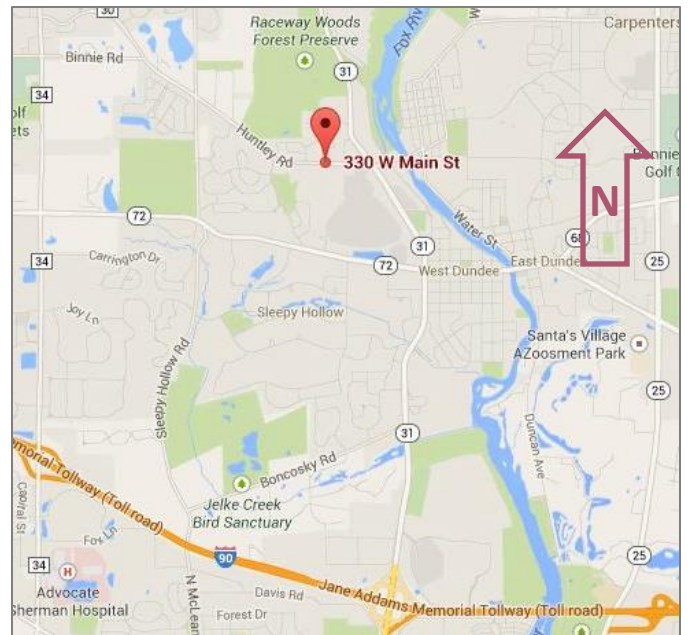


1,423 -2,846 SF

## RETAIL SPACE

\$8.00 PSF NNN

- 2,846 SF of retail space can be divided to 1,423 SF.
- Each unit has 1 ADA washrooms.
- Great visibility & location on W. Main Street (Huntley Rd.), just west of Rt. 31.
- High traffic, newer 15,000 sq. ft. neighborhood retail center, illuminated marquee sign in parkway.
- Professionally managed by Key Investment & Management Inc.



## KEY INVESTMENT & Management Inc.

Office: 630.932.5757  
Fax: 630.932.5755  
1263 S. Highland Ave., Suite 2W,  
Lombard, IL 60148  
[www.key-investment.com](http://www.key-investment.com)

### FOR FURTHER INFORMATION CONTACT:

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*Se Habla Español*

Real Estate

Brokerage

Leasing

Management

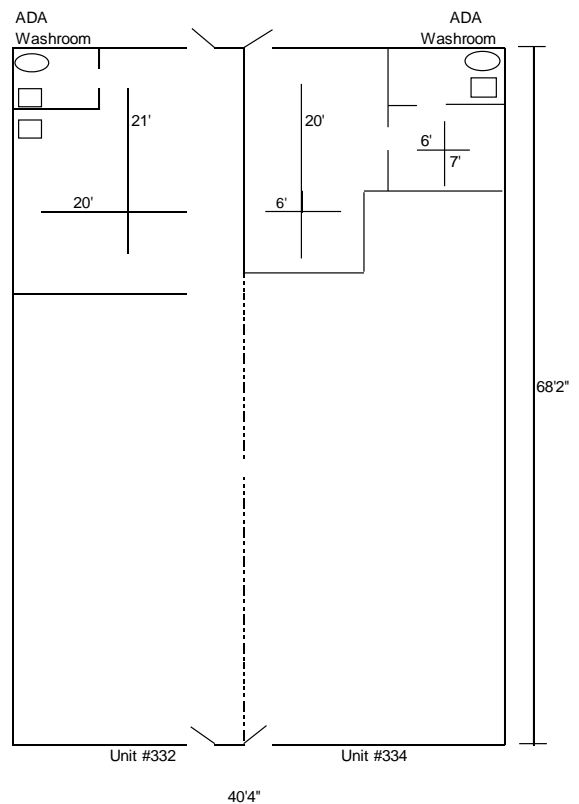
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 Kimberly Hess  
 khess@key-investment.com



# AVAILABLE FOR LEASE

PROPERTY SPECIFICATIONS	
Building Size:	15,547
Available Space:	1,423 -2,846 SF
Year Built:	2002
Zoning:	C2
Parking:	Open lot
Ceiling Height:	10'
Power:	100 AMP – 2 Phase
Washrooms:	2 - ADA
Sprinklered:	Yes
Utilities:	Gas/Electric/ pro-rated Water & Sewer
Real Estate Taxes:	\$3.79 PSF
CAM:	\$3.58 PSF
Possession:	Immediately
Lease Term:	Minimum 2 years
<b>Lease Rate:</b>	<b>\$8.00 PSF NNN</b>



All dimensions are approximate. Drawing not to scale.



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