



# MARQUETTE PROPERTIES, INC.

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## **FOR LEASE**

### **Industrial Unit – Morris, IL**

- Size:** 3,726 s/f
- Location:** 9545 Sandridge Industrial Ct. Morris, IL
- Zoning:** Manufacturing
- Lease Price:** \$2,250 per month
- Comments:** Two (2) 14' doors (1-front, 1 back) with office and loft.  
Close to Route 6 Industries.



519 Franklin St. Suite 102  
Morris, IL 60450

[www.MARQUETTEPROPERTIES.com](http://www.MARQUETTEPROPERTIES.com)



**Industrial**  
 Status: **NEW**  
 Area: **450**  
 Address: **9545 Sandridge Ct , Morris, Illinois 60450**  
 Directions: **Route 6 to Tabler Rd. West on Sandridge Rd. to Sandridge Industrial Ct.**  
 Sold by:  
 Closed:  
 Off Mkt:  
 Township: **Aux Sable**  
 Coordinates:  
 Year Built: **2001** PIN #:  
 Zone Type: **Manufacturing**  
 Act Zoning: **M2**  
 Subtype: **Manufacturing / Warehousing**  
 Tot Bldg SF: # Stories: **1**  
 Office SF: Gross Rentable Area:  
 Lot Dim: Net Rentable Area:  
 Investment:

MLS #: **09376354**  
 List Date: **10/27/2016**  
 List Dt Rec: **10/27/2016**  
 List. Mkt Time: **1**  
 Contract:  
 Points:  
 Unincorporated:  
 Subdivision:

List Price:  
 Orig List Price:  
 Sold Price:  
 Rented Price:  
 Lease SF/Y: **\$7.25**  
 Mthly. Rnt. Price: **\$2,250**  
 CTGF:  
 Bit Before 78: **No**  
 County: **Grundy**  
 Multiple PINs:  
 Min Rentable SF: **3726**  
 Max Rentable SF: **3726**  
 Lease Type: **Gross**  
 Com Area Maint SF/Y: **\$0**  
 Est. Tax per SF/Y: **\$0**  
 User:

Remarks: **Industrial unit available with (2) 14' doors, office space and loft. Close to Route 6 industries and Brisbin Rd./ I-80.**

Approximate Age: <b>7-15 Years</b>	Bay Size:	Air Cond: <b>None</b>
Type Ownership:	# Trailer Docks: <b>0</b>	Electricity: <b>101-200 Amps</b>
Frontage/Access:	Construction:	Heat/Ventilation: <b>Propane</b>
Current Use:	Exterior:	Fire Protection: <b>Smoke or Fire Protectors</b>
Potential Use:	Foundation:	Water Drainage:
Known Encumbrances:	Roof Structure:	Utilities To Site:
Client Needs:	Roof Coverings:	Tenant Pays: <b>Electric, Heat, Water/Sewer, Other</b>
Client Will:	Docks/Delivery:	HERS Index Score:
Geographic Locale: <b>Southwest Suburban</b>	Misc. Outside:	Green Disc:
Location:	# Parking Spaces:	Green Rating Source:
# Drive in Doors: <b>2</b>	Indoor Parking:	Green Feats:
Door Dimensions:	Outdoor Parking:	Backup Info:
Freight Elevators:	Total # Units:	Sale Terms:
Min Ceiling Height: '	Total # Tenants:	Possession:
Max Ceiling Height: '	Extra Storage Space:	
Clear Span:	Misc. Inside:	
	Floor Finish:	

**Financial Information**

Monthly Rental Income:	Total Monthly Income:	Total Annual Income:
Annual Net Oper Income:	Net Oper Income Year:	Cap Rate:
Real Estate Taxes:	Total Annual Expenses:	Expense Year:
Tax Year:	Expense Source:	Loss Factor:

Agent Remarks: **Call listing agent for questions and showing schedule**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Agent Owned/Interest: <b>No</b>
VOW AVM: <b>No</b>	VOW Comments/Reviews: <b>No</b>	Lock Box:
Listing Type: <b>Exclusive Right to Lease</b>	Address on Internet: <b>Yes</b>	Special Comp Info: <b>None</b>
Coop Comp: <b>\$750 (on Gross SP)</b>	Other Compensation:	Call for Rent Roll Info:
Information: <b>24-Hr Notice Required</b>	Cont. to Show?:	Expiration Date:
Broker: <b>Marquette Properties, Inc (79948)</b>	Ph #: <b>(815) 941-0207</b>	Team:
List Agent: <b>Michael Fleming (700103)</b>	Ph #: <b>(815) 347-5151</b>	Agent Addn'l Info:
Email: <b>tuaminc@yahoo.com</b>	Agent Alt Ph #:	
Co-lister: <b>Peter Fleming (702641)</b>	Ph #: <b>(773) 882-6286</b>	

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MLS #: 09376354

Prepared By: Michael Fleming | Marquette Properties, Inc | 10/27/2016 10:31 AM