

1700 Kiefer Drive, Zion, IL

30,000 – 84,204 SF FOR SUBLEASE

84,204 SF on 11 Acres of Land

\$3.95 PSF Gross!

## SPECIFICATIONS

AVAILABLE: 84,204 SF (divisible to 30,000 SF)

BUILDING SIZE: 88,404 SF (4,200 SF leased separately)

LAND AREA: 11.35 Acres

OFFICE: 3,000 SF

SHOWROOM: 3,600 – 7,200 SF

LOADING: 5 Truck Docks (3 Ext. / 2 Int.); 3 DID's (12'x14')

POWER: 600 amps @ 480v + separate 300 amp service (confirm)

CEILINGS: 20' Clear

SPRINKLERED: Yes

ZONING: Light Manufacturing (LM)

PARKING: 85 +/- Stalls (Expandable)

AGE: 1993

REAL ESTATE TAXES: \$1.62 PSF

**SUBLEASE RATE: \$3.95 PSF Gross (Lease Expires 9/30/2031)**

- Showroom Potential; Retail exposure on Route 173 (Rosecrans Road)
- Extra Land for Potential Truck/Trailer Parking, Outdoor Storage, or Expansion
- Energy-efficient radiant heating system

## Contact

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Dan Jones, SIOR, Managing Broker  
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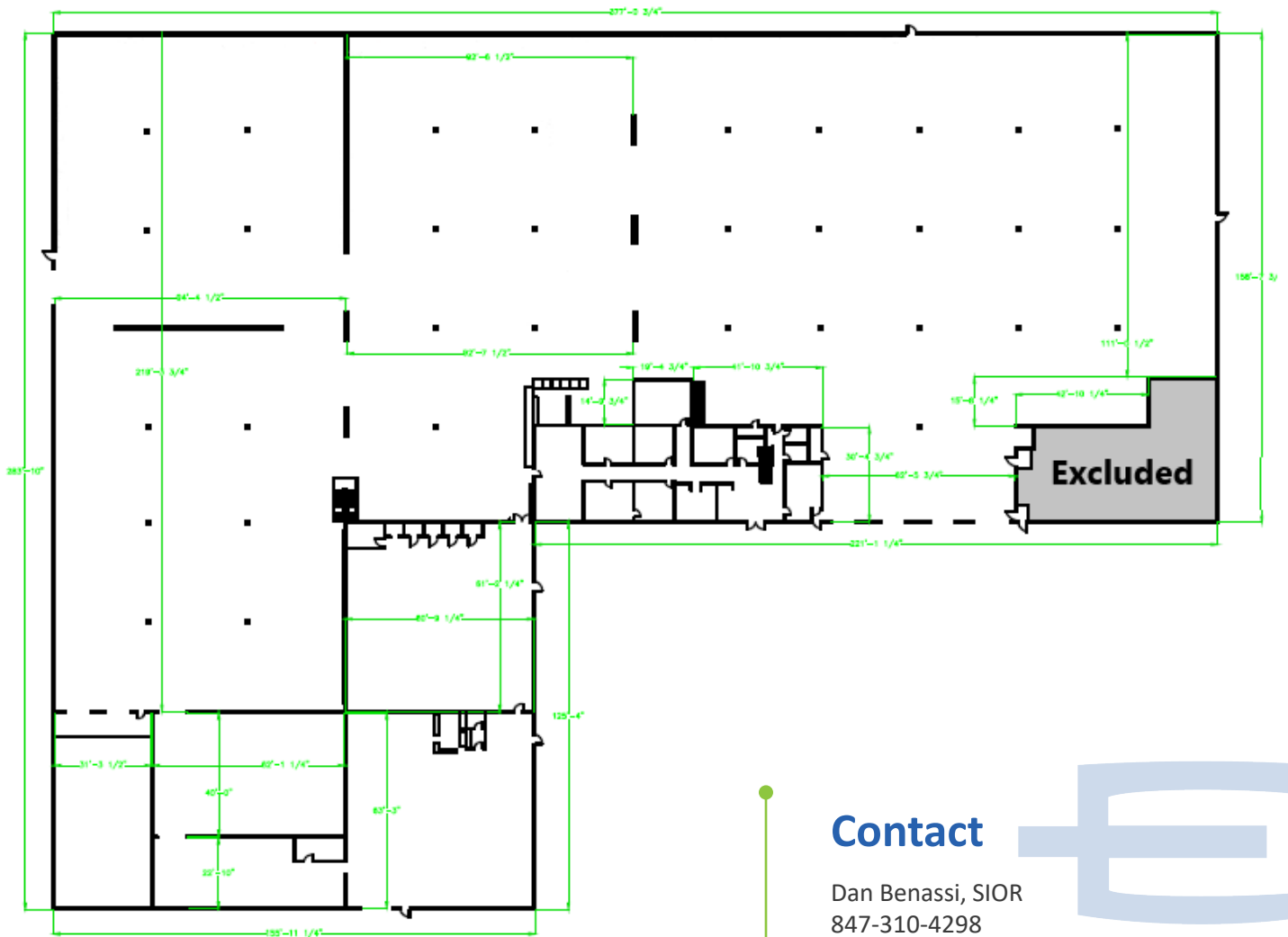
[www.entrecmercial.com](http://www.entrecmercial.com) | 847-310-4295

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

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**First Floor Plan****Contact**

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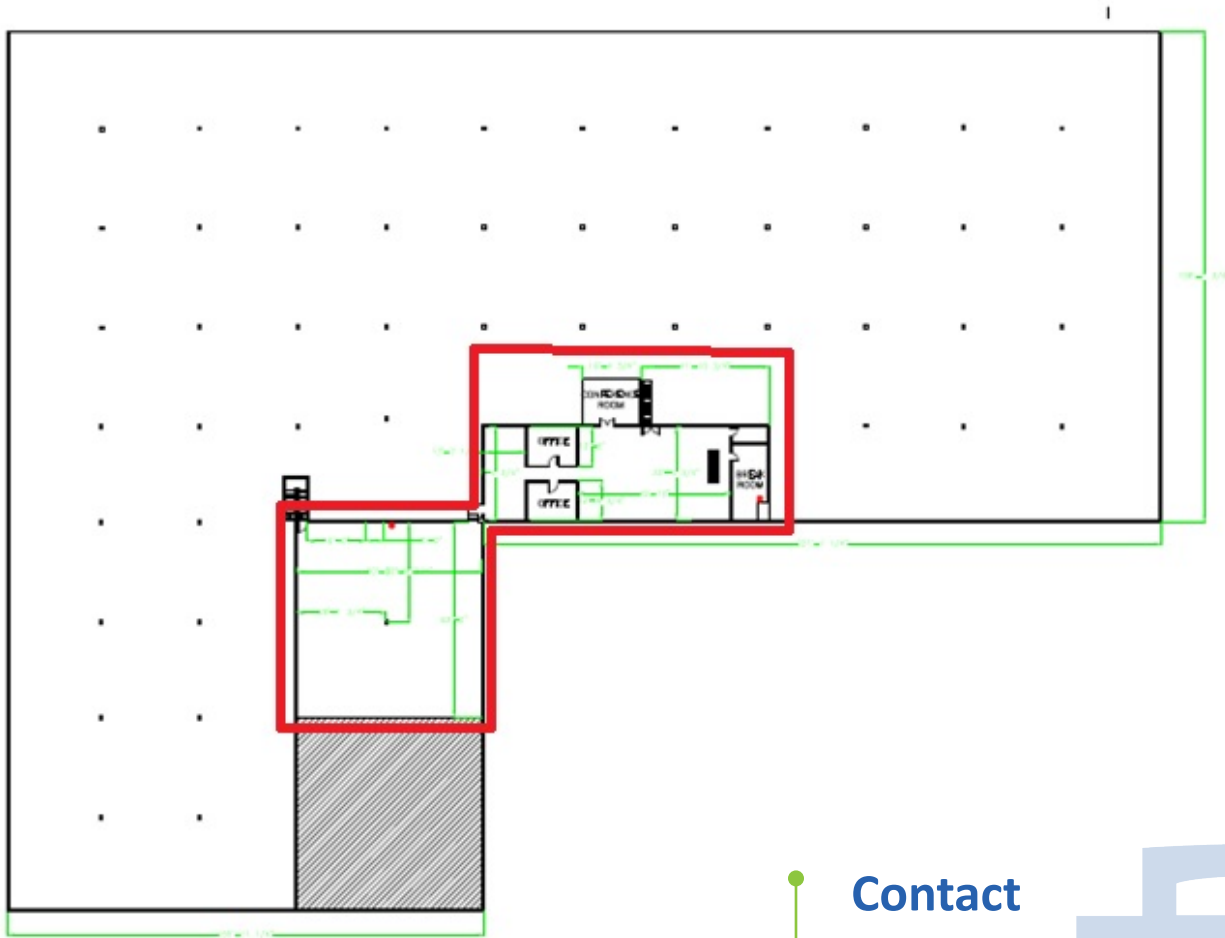
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## Second Floor Plan



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**Parcel Map**

Extra Land for Potential Building Expansion, Parking Expansion, Truck/Trailer Parking or Outdoor Storage



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## LOCATION

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High Exposure location on Route 173

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Less than 5 miles to Interstate Highway 94

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