

Entre Completes Sale of Investment Property in Elgin

Elgin, IL (July 2023) - Entre Commercial Realty is pleased to announce the sale of a fully leased, 3-tenant industrial/flex building at 1162-1166 N. McLean Boulevard in Elgin, IL. The property was constructed in 2002 and remained partially leased until Entre's private investment group client acquired it in 2007 and completed the lease-up and buildout of the premises. Entre was able to attract tenants seeking a higher exposure location compared to traditional industrial users. The property is currently occupied by Base Solutions which is a regional HVAC supplier and spinoff of Johnson Controls, City Electric Supply which is a national supplier of electrical components, and Biomat USA which is a plasma donation center and subsidiary of Grifols, a leading global pharmaceutical company. The property is fully stabilized with a weighted average remaining lease term of 4.5 years.

Entre's Dan Benassi, SIOR, Dan Jones, SIOR and Sam Deihns were the sole brokers in the transaction. The purchaser effectuated a 1031 exchange and has retained Entre Property Management to continue with oversight of the property.



About Entre Commercial Realty LLC

Entre Commercial Realty LLC is a full-service commercial real estate firm based in suburban Chicago, IL. Entre provides a wide range of real estate services including brokerage, property management, and construction throughout the Midwest and nationally through its affiliates.

For more information visit www.entrecommercial.com