- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE or LEASE

INDUSTRIAL BUILDING/ SPACE 12,500 - 50,000 SF

Pre-engineered steel building available to lease or purchase. Divisible to 12,500 sf, or 25,000 sf, up to 50,000 SF. Outdoor storage potential. Various options for loading and office space. Also potential for additional lease space in adjacent 144,000 SF warehouse.

| PROPERTY SPECIFICATIONS | |
|-------------------------|--------------------------------|
| Description: | Single or Multi Tenant |
| Year Built: | 1999 |
| Building Size: | 50,000 SF |
| Land Size: | Approx. 3 Acres |
| Office: | 4,800 SF |
| HVAC System: | GFA/ Central Air (office) |
| Power: | 200 amp, 3 phase |
| Sprinklered: | Yes –shared w/ adj. bldg. |
| Floor Drains: | None |
| Ceiling Height: | 25' |
| Parking: | Ample |
| Washroom(s): | 4 |
| Truck Docks: | 2 (ext) Shared w/ Levelers |
| Drive-in-Doors: | (1) 16x14 (4) 12x14 |
| Sewer: Septic | Water: Well |
| Possession: | Negotiable |
| Zoning: | I-1 County |
| Environmental: | TBA |
| Real Estate Taxes: | To Be Assessed |
| CAM: | Tenant pays pro rata Snow-plow |
| Lease Term: | 3-5 Years |
| Lease Price: | \$4.00- \$4.50 psf Mod. Gross |
| Sale Price: | \$2,000,000 (\$40 psf) |













LoopNet: S:19665872 L:19665880 MLS: 09153458



DIRECTIONS: Route 14 past MCC to Ridgefield Road. East on Ridgefield to property just past sports facility.

PIN: No Separate PIN

March 9, 2016

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



•Industrial

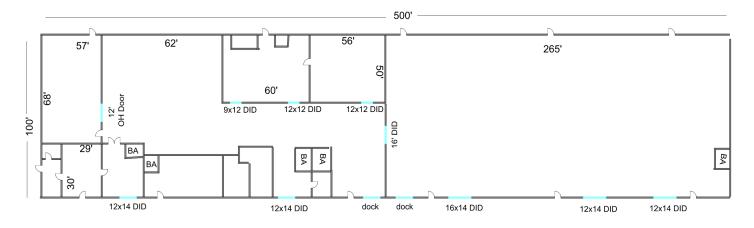
- Commercial
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8550 Ridgefield Road Crystal Lake, IL 60012









Measurements are Approximate























