

FOR SALE

INDUSTRIAL FLEX BUILDING 5,000 SF

2,870 SF office/showroom, 2,130 SF warehouse plus an additional 750 SF mezzanine office/storage (this is not included in the 5,000 SF). Great location near Route 14 in the heart of Crystal Lake. Only minutes to Randall Road corridor. SBA financing available with as little as 10% down.

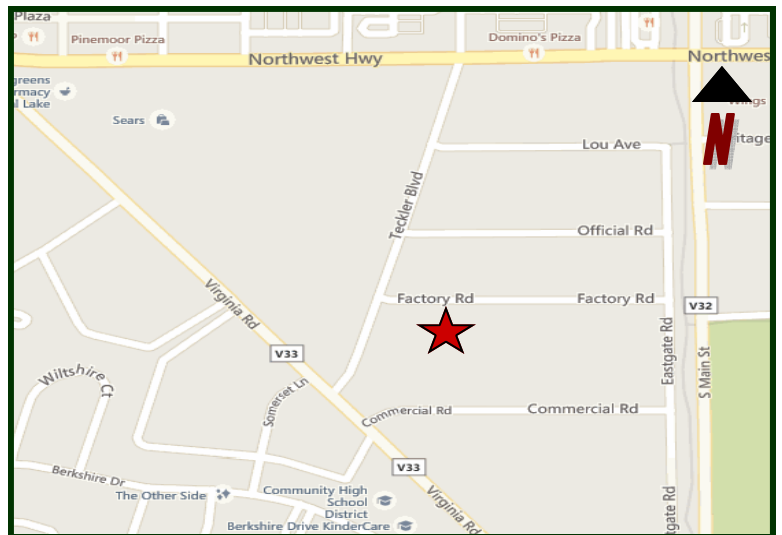
No sign on property, please don't approach current tenant.

LoopNet: 19351394

MLS: 08995144

PROPERTY SPECIFICATIONS

Description:	Freestanding Flex Bldg.
Year Built:	1988
Building Size:	5,000 SF
Land Size:	.57 Ac. (100'x250')
Office/Showroom:	2,870 SF
HVAC System:	GFA/ Central A/C
Power:	200 amp.
Sprinklered:	No
Floor Drains:	No
Ceiling Height:	10' (Office) 16' (Warehouse)
Parking:	17+
Washroom (s):	3
Drive-in-Doors:	1 (8x10)
Sewer: Septic	Water: Well
Possession:	Negotiable
Zoning:	M
Environmental:	TBD
Real Estate Taxes:	\$10,048.54 (2014)
Sale Price:	\$320,000 (\$64.00 psf)



DIRECTIONS: Route 14 to South on Teckler, East on Factory.

PIN: 19-08-276-040

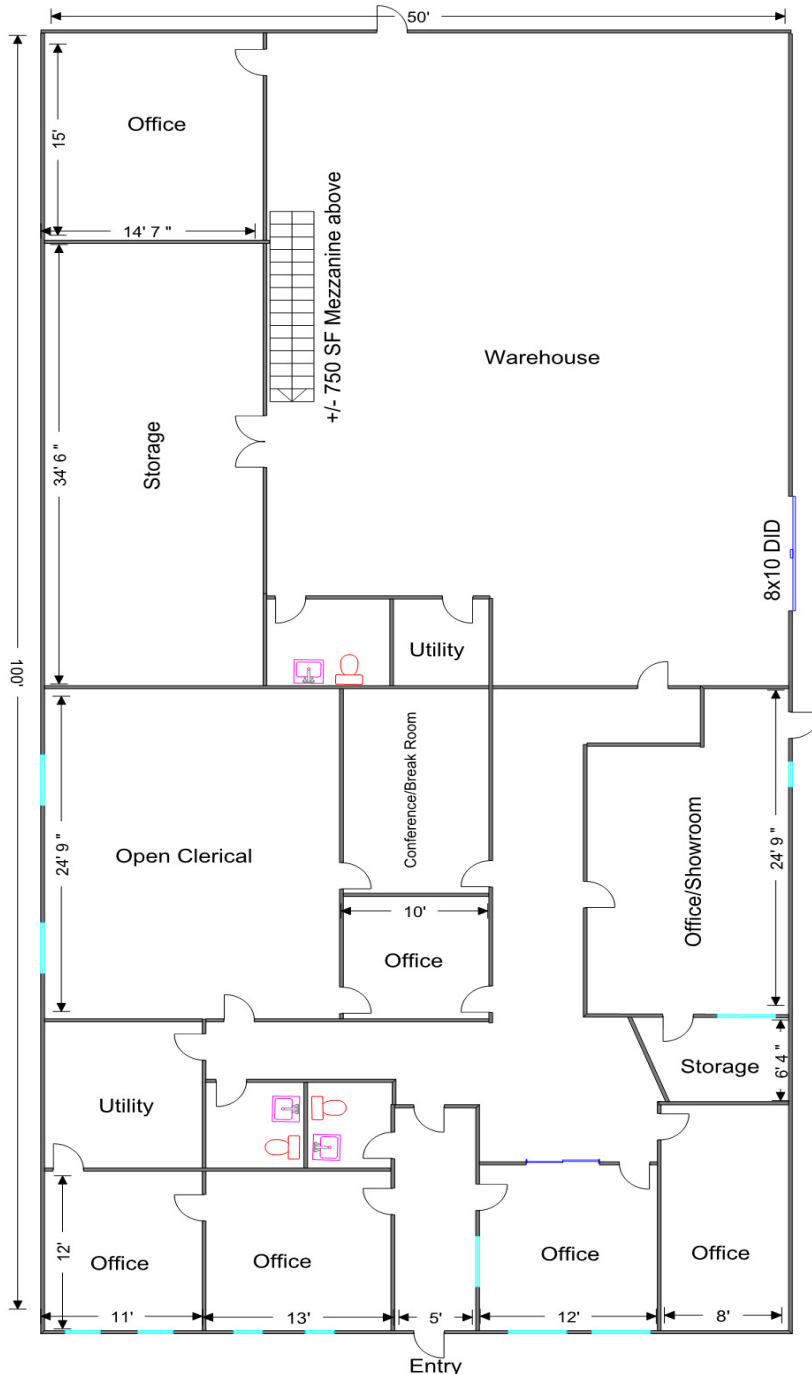
July 23, 2015

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.

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All Measurements are Approximate

