

800 McARDLE DR. UNIT A
CRYSTAL LAKE, IL 60014

FOR SALE

MLS # 11768041

April 27, 2023



INDUSTRIAL FLEX CONDO
2,587 SF

\$239,900 (\$92.73 PSF)

DESCRIPTION

INDUSTRIAL FLEX CONDO

1,530 SF Office • 1,057 SF Warehouse
Large Mezzanine Storage

UNIT A: 2,587 SF pre-cast flex industrial condo with approximately 60% office and 40% warehouse plus large mezzanine for lots of storage.

End unit with extra windows, 2 private offices, 2 baths, kitchenette plus open areas. ±1,057 SF warehouse with 18' ceilings, 12'x14' DID, 200 amp single phase power.

Association dues are \$244.95/mo. A rare commodity in this market. Owner is retiring and vacating. Warehouse racking can stay or go.

SPECIFICATIONS

Building Size	18,700 SF
Office	1,530 SF
Year Built	2002
HVAC System	GFA / Office A/C
Electrical	200 AMP single phase
Sprinklers	No
Washrooms	2 ADA
Ceiling Height	18 FT
Parking	Common
DID's	1 12'x14'
Floor Drains	Yes
Sewer/Water	City
Zoning	M
Association Dues	\$244.95/mo.
Taxes	\$6,822.40 (2022)
PIN	19-10-307-003

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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BRUCE KAPLAN
Senior Broker

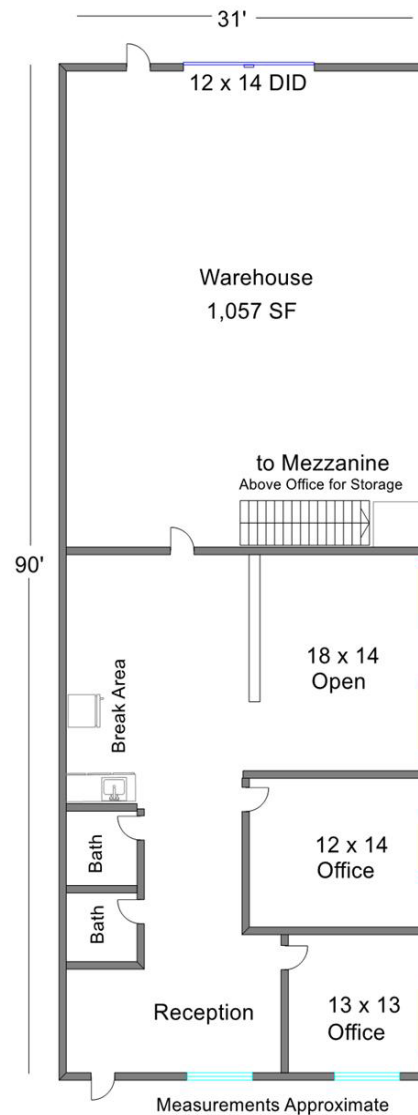
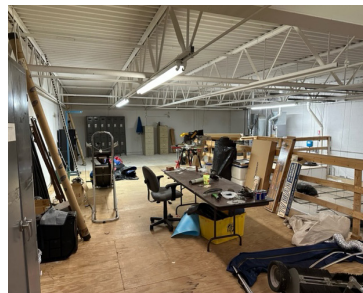
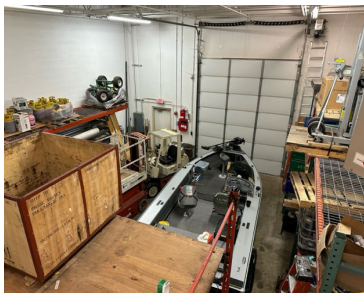
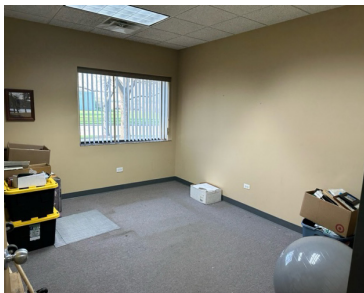
Office: 847-854-2300 Ext 20
Cell: 847-507-1759

BruceK@PremierCommercialRealty.com

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

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UNIT A
2,587 SF
END UNIT

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