

6204-6419 LOU STREET (12 BLDG. PORTFOLIO)
 6210 OFFICIAL RD.
 CRYSTAL LAKE IL 60014

FOR SALE

MLS # 11650636

July 13, 2023



INDUSTRIAL PORTFOLIO
12 BUILDINGS TOTAL

PRICE REDUCED
\$4,900,000 \$3,900,000

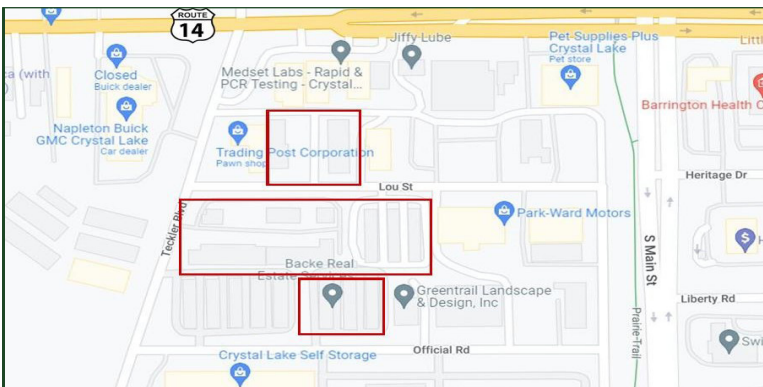
DESCRIPTION

SPECIFICATIONS

12 BUILDING INDUSTRIAL PORTFOLIO
6 MULTI TENANT INDUSTRIAL BUILDINGS
6 SELF STORAGE BUILDINGS

PRICE REDUCED. Investment play - portfolio of 12 Industrial buildings consisting of 204 self storage units plus 6 multi-tenant pre-engineered steel industrial buildings with partial occupancies. Owner would ideally like to sell as a package. May have some re-development potential. City water/sewer nearby but currently on well and septic. Ask for rent rolls. See attached buildings summary. Built between 1955 and 1989 on 4.43 acres. Total building size is 68,069 SF.

Building Size	68,069 SF (total)
Land Size	4.43 AC
Year Built	1955-1989
Office	Varies per building
HVAC System	GFA
Electrical	Varies: 200 AMP 3 Phase
Sprinklers	No
Washrooms	varies per building
Ceiling Height	12-16 FT
Parking	Ample
DID's	Multiple
Floor Drains	Yes (some)
Sewer/Water	Well & Septic
Zoning	M
Taxes:	\$110,645.38 (2022)
PIN Numbers	see summary



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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6210 OFFICIAL ST.



6419 LOU STREET



6205 G LOU STREET



6204 LOU STREET (REAR)



6204 LOU STREET



6205 LOU STREET



6205 LOU STREET



6205 G LOU STREET



6205 LOU STREET



6215 LOU STREET (REAR)



6114 LOU STREET



6210 LOU STREET



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PORTFOLIO SUMMARY

6114 Lou Street (Penny Lane Bldg)

PIN #

Year Built: 1955

19-08-226-012

Building Size: 5,972 SF 3 Units

Land Size .4 Acre

Occupancy: 2 of 3 Units Leased

6210 Lou Street

Year Built: 1964

19-08-226-013

Building Size: 7,250 SF 3 Units

Land Size: .4 Acre

Occupancy: 2 of 3 Units Leased

**6205 Lou Street (Main Office Bldg) & 6205-G
Includes 7206 Teckler**

Year Built: 1972 & 1986

19-08-227-001 & 002

Building Size: 20,334 SF 6 Units

Land Size: 1.79 Acres

Occupancy: 2 of 6 Units Leased

6204 Lou Street

Year Built: 1984

19-08-227-002

Building Size: 3,280 SF 2 Units

Occupancy: 100% Leased

6215 Lou Street

Year Built: 1989

19-08-227-001

Building Size: 1,842 SF 2 Units

Occupancy: 1 of 2 Units Leased

6419 Lou St. & 6210 Official Street (Self Storage)

Year Built: 1977 & 1979

19-08-227-003, 014, 009

Building Size: 27,693 SF 6 Buildings / 203 Units + Shed

Land Size: 1.84 Acres

Occupancy: 15 of 203 Units Leased

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