

# 35 Berkshire Drive, Unit 8

Crystal Lake, IL 60014

# For Lease

MLS #11803174 & 11803167

**OFFICE / RETAIL**



**OFFICE / RETAIL 1,200 SF**

**\$1,800.00 /MO. (GROSS) \$18 PSF**

### Office or Retail Space

1,200 SF office or retail space available in popular Coventry Plaza. Come join Birds & Beasts Pet Store, Dairy Queen, Boost Mobile, Piano Trends and Bluesmoke Barbecue Supply store. Good visibility and demographics. New pole signage on Virginia Road.

**Unit 8:** 1,200 SF Warm shell with 1 bath. Office or retail use. \$1,800/mo. Gross.

### Specifications

Description:	Office / Retail - Strip Center
Size:	24,000 SF
Year Built:	1985
HVAC System:	GFA
Electrical:	200 amp
Sprinklers:	No
Washrooms:	1
Ceiling Height:	12 ft
Parking:	Common
Sewer/Water:	City
Zoning:	B1 PUD
CAM & Taxes	Included
PIN #:	19-08-426-010

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,541	59,936	135,015
Average HH Income	\$73,673	\$101,751	\$114,929

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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.



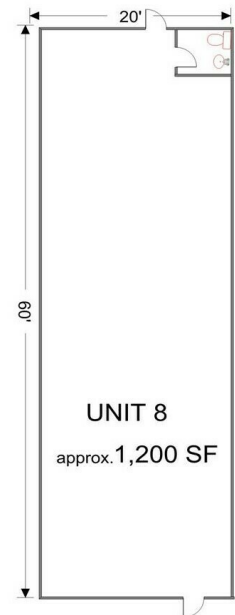
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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