

371 Prairie Street Unit A

Crystal Lake, IL 60014

For Sale

MLS #11976333

INDUSTRIAL FLEX INVESTMENT CONDO



INDUSTRIAL FLEX 2,380 SF

\$225,000

INDUSTRIAL FLEX CONDO INVESTMENT OPPORTUNITY

Unit A: 2,380 SF industrial flex condo currently leased through October 2025. The current tenant has been leasing this space for 8+ years and is willing to sign a multiple-year extension with the new owner.

Condo features a 1,330 SF office including reception desk area, 4 private offices, storage closet, utility closet, 1 bathroom and kitchenette. The 1,050 SF warehouse is equipped with a 12'x14' DID and a 1,050 SF mezzanine storage area above the offices. There is also a common dock serving the building.

Contact broker for financials.

Specifications

Building Size:	19,000 SF
Year Built:	1999
Office Size:	1,330 SF
HVAC System:	GFA / A/C (office)
Electrical:	200 amp 3 phase
Sprinklers:	Yes
Washrooms:	1
Ceiling Height:	20-22' warehouse
Parking:	Common
DID's:	1 12x14
Dock:	1 Common
Sewer/Water:	City
Zoning:	M
Taxes & Assoc. :	\$5,455.22 (2022) Assoc. \$261.74/mo.
PIN #:	14-33-382-001

[CLICK HERE TO VIEW OUR WEBSITE](#)

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

VP / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

371 Prairie Street Unit A

Crystal Lake, IL 60014

For Sale

INDUSTRIAL FLEX INVESTMENT CONDO



[CLICK HERE TO VIEW OUR WEBSITE](#)

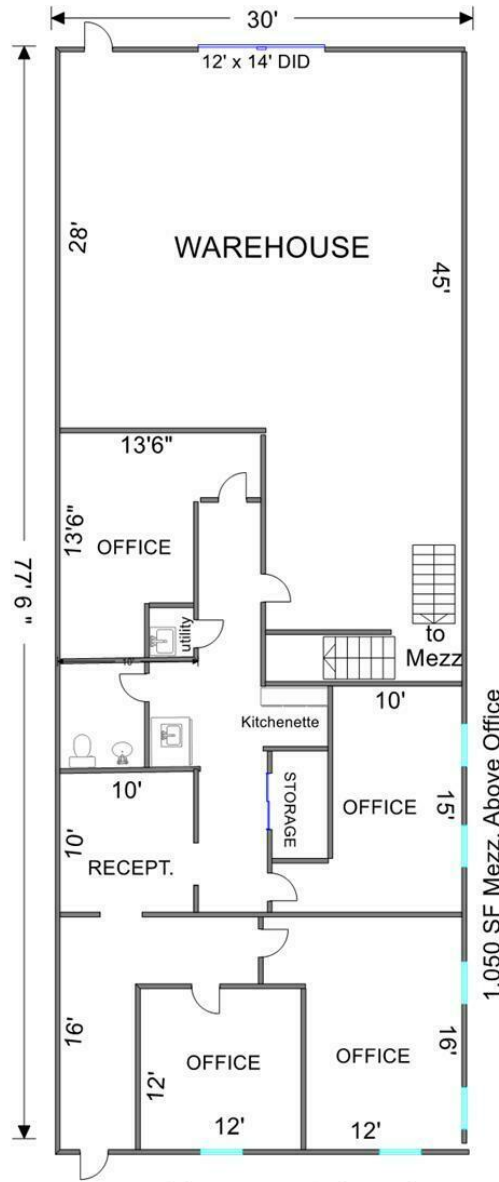
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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

VP / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

INDUSTRIAL FLEX INVESTMENT CONDO



UNIT A
2,380 SF

Measurements Approximate

[CLICK HERE TO VIEW OUR WEBSITE](#)

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.

