

**11916 Smith Court**  
Huntley, IL 60142

**For Lease**

MLS #11983118

**INDUSTRIAL**



**INDUSTRIAL BLDG. 6,000 SF**

**\$5,500/MO. (\$11. PSF) MODIFIED GROSS**

**INDUSTRIAL BUILDING  
6,000 SF**

Free standing industrial building built in 2022. Close to I-90/Route 47 interchange.

This 6,000 SF building has all the amenities, 750 SF of office (potential for additional office space) with 2 private offices, open reception/clerical area and 1 bath.

The 5,250 SF warehouse has 2 14'x14' DID's, triple basin trench drains, ample 3 phase power, 1 bath and 14 parking spaces.

Ideal for most trades (no automotive), small warehouse or e-commerce business.

**Specifications**

Land Size:	0.65 Acres
Year Built:	2022
Office Size:	750 SF
HVAC System:	A/C Office / Ceiling Hung Heat Warehouse
Electrical:	240/120V 3 Phase
Sprinklers:	Yes
Washrooms:	2 ADA
Ceiling Height:	16 - 18 ft
Parking:	14
DID's:	2 14'x14'
Sewer/Water:	City
Zoning:	M
CAM & Taxes:	Taxes Included /CAM- Tenant Resp.
PIN #:	18-33-451-007

[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.



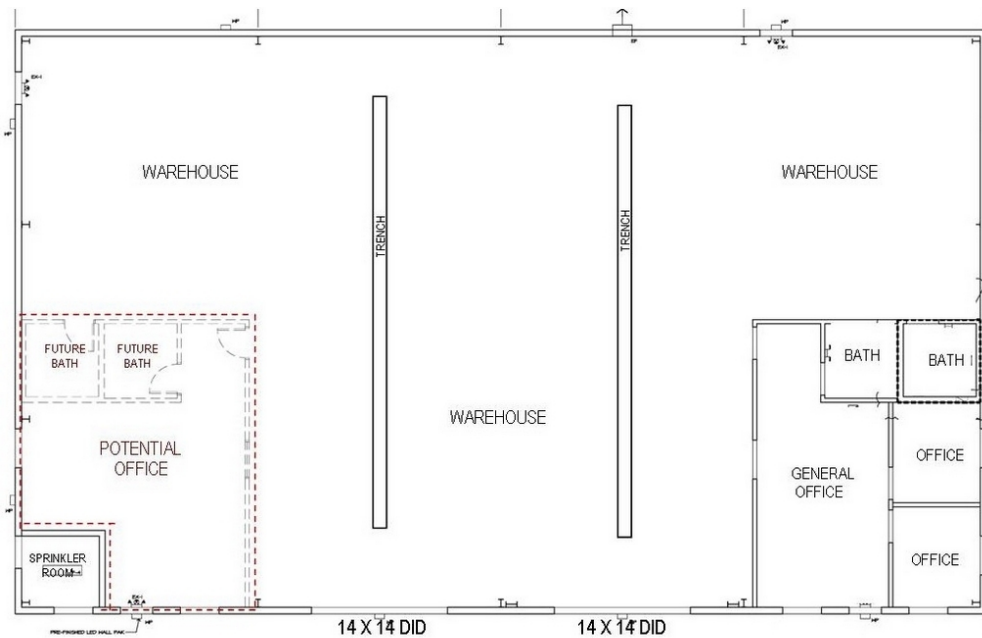
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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

**11916 Smith Court**  
Huntley, IL 60142

**For Lease**

**INDUSTRIAL**



[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](http://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