

456 S. Dartmoor Drive
Crystal Lake, IL 60014

For Sale

MLS #12013036

INDUSTRIAL

VIEW VIDEO



FREESTANDING INDUSTRIAL 9,750 SF

\$1,170,000 (\$120. PSF)

**FREE STANDING
HIGH END OFFICE/SHOWROOM INDUSTRIAL BUILDING**

This is a 9,750 SF steel building on .92 AC with ample parking.

The ±3,000 SF office consists of a reception area, 4 offices, a large conference room, smaller meeting room, kitchenette and 2 bathrooms. Most of the furniture can be included.

The 6,750 SF showroom/warehouse is climate controlled with a lounge area, new epoxy floors, five overhead doors, a bathroom and storage room.

Ideal for manufacturing uses with high end office and showroom needs.

Recent Building Updates:

- New office with raised ceiling height and fresh paint
- New carpet and LVT flooring throughout the office
- High end conference room
- Large kitchenette
- Updated lighting throughout the building
- Epoxy floors in showroom/warehouse.
- 5 new overhead drive-in doors (varying sizes)

Specifications

Land Size:	0.92 Acres
Year Built:	1985
Office Size:	±3,000 SF
HVAC System:	GFA/ Fully A/C
Electrical:	200 amp / 120V 3-Phase
Sprinklers:	No
Washrooms:	2 Office / 1 Warehouse
Ceiling Height:	12'
Parking:	24+
DID's:	5- 1 (12×12) 2 (10×12) 2 (12×10)
Sewer/Water:	City
Zoning:	M
Taxes:	\$19,085.10
PIN #:	19-09-353-009

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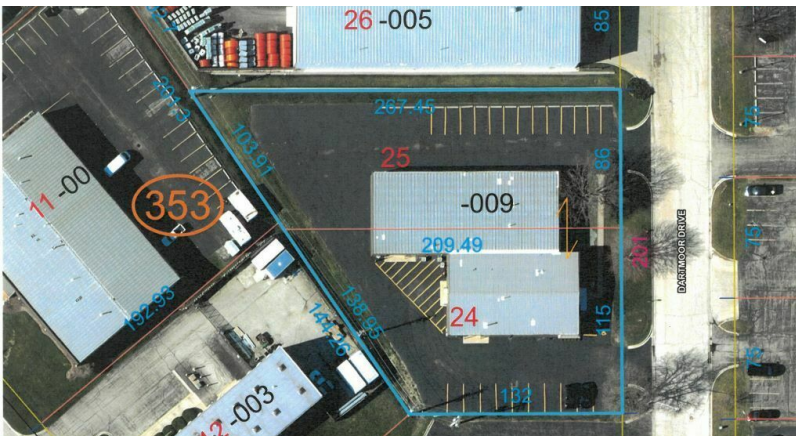
VP / Designated Managing Broker
Heather Schweitzer
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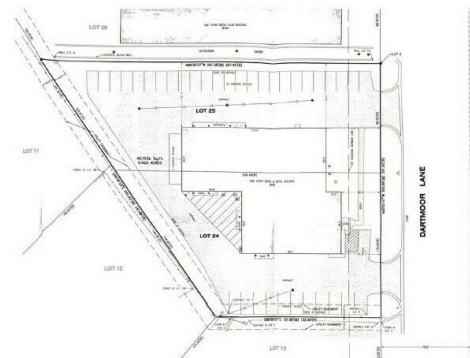
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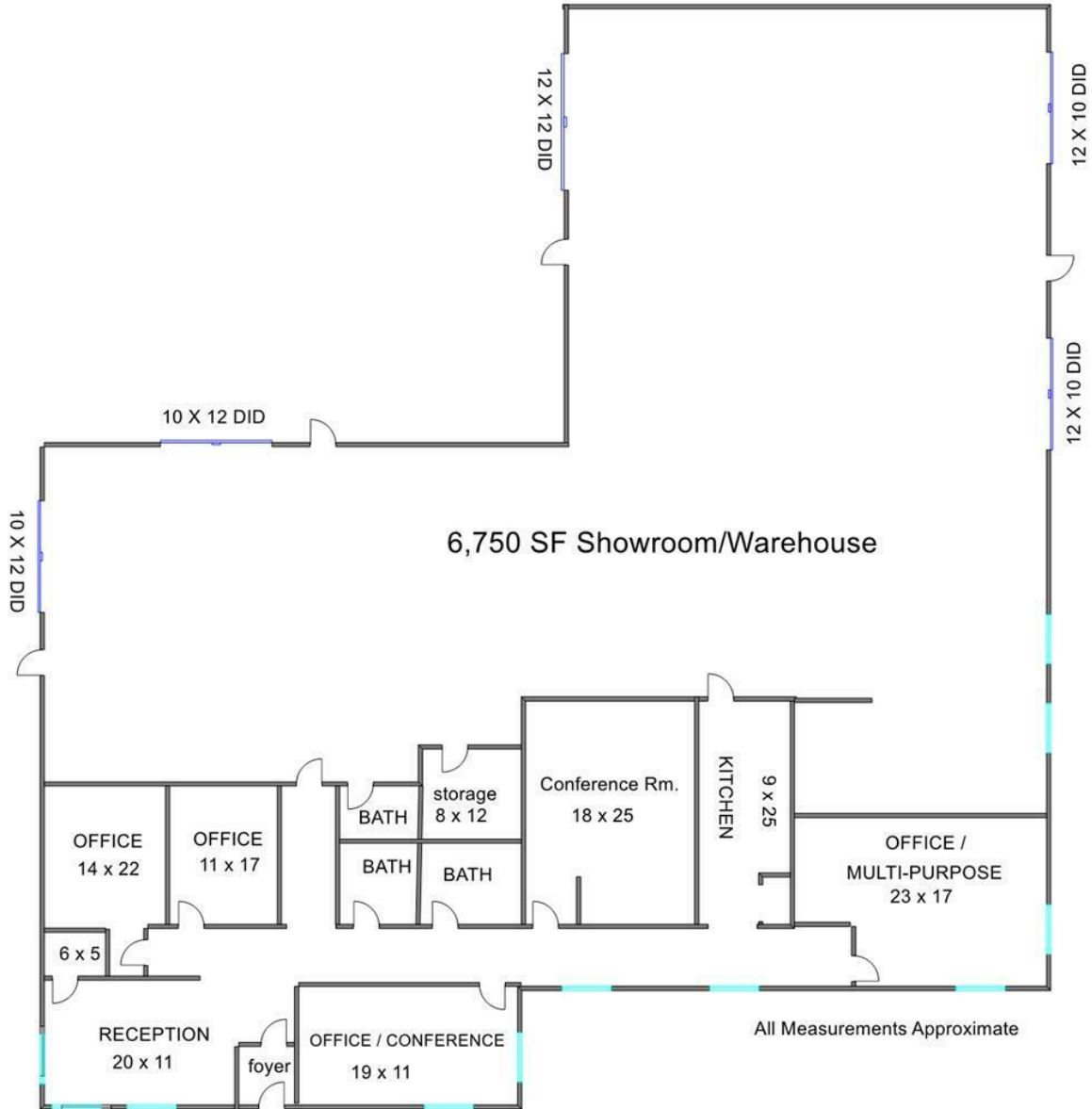
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