

# 3305 IL Route 31 Unit 2

Crystal Lake, IL 60012

## For Lease

MLS #11885178

**INDUSTRIAL**



**INDUSTRIAL UNIT      4,500 SF**

**\$3,562.50/MO. / \$9.50 PSF (GROSS)**

### **INDUSTRIAL OFFICE/WAREHOUSE 4,500 SF**

**Unit 2:** 4,500 SF with ±700 SF of office and 3,800 SF of warehouse. 2 bathrooms, one newly installed 12Wx10H DID and monument signage available on Route 31.

Ideal for trades or machine shop with heavy power 3 phase, 1200 Amp electric service. New LED lighting throughout.

#### **Specifications**

Year Built:	1970
Office Size:	700 SF
HVAC System:	Office A/C, heated warehouse
Electrical:	1200 amp 3 phase
Sprinklers:	no
Washrooms:	2
Ceiling Height:	12 ft
Parking:	common
DID's:	1 12W x 10H
Sewer/Water:	septic/well
Zoning:	MI
CAM & Taxes	included
PIN #:	14-22-126-014

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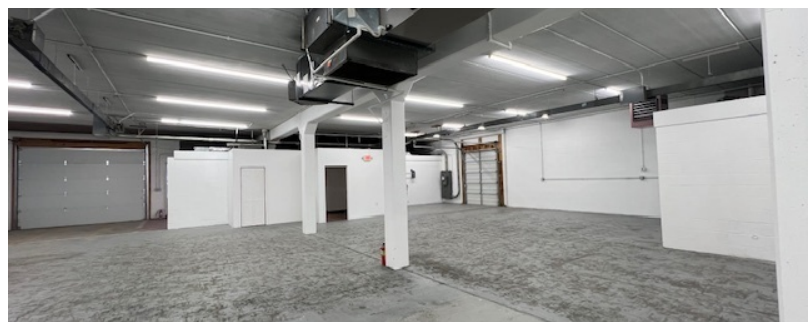
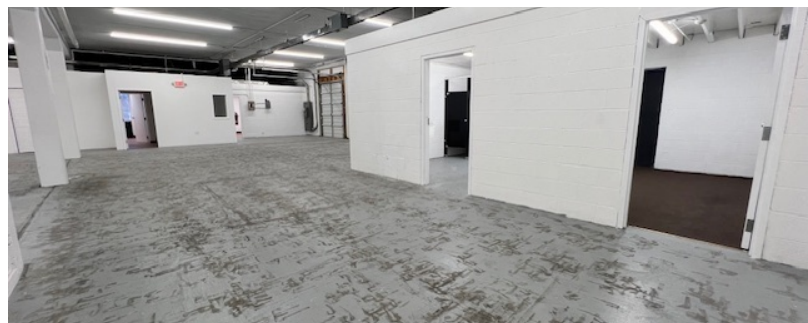
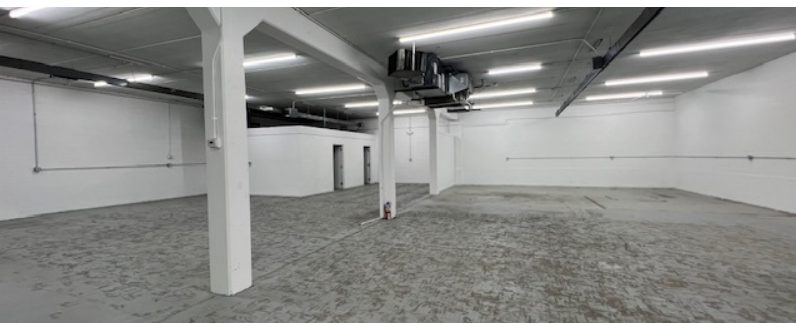
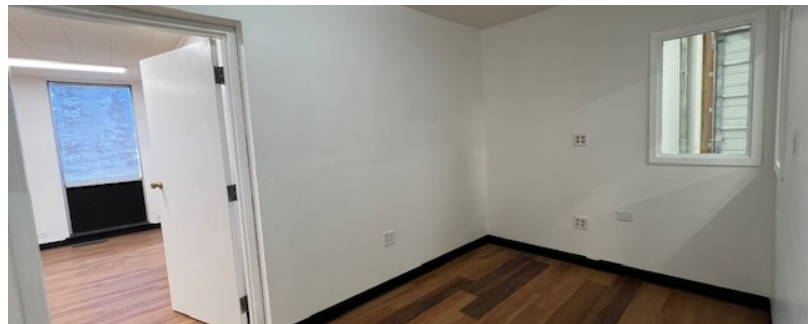
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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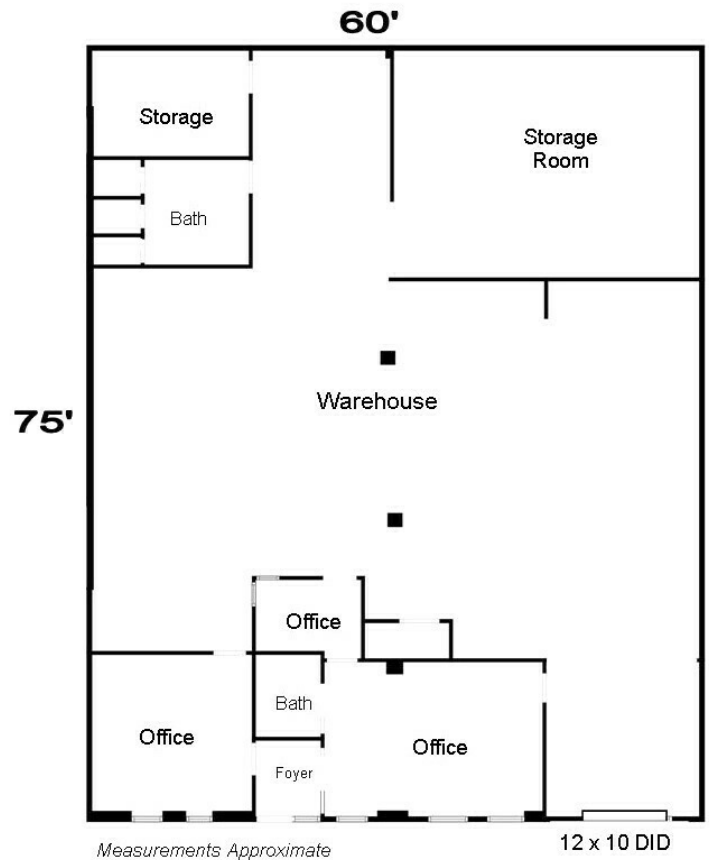


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