

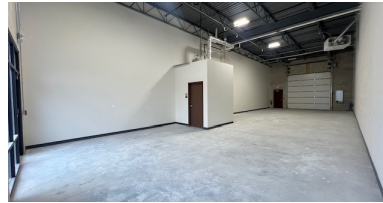
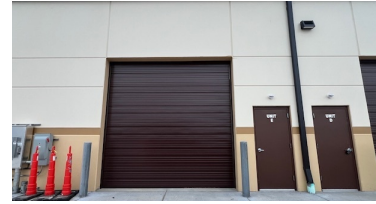
Pre-Construction Leasing

135 Erick Street Crystal Lake, IL 60014

For Lease

MLS #12048581

SHOWROOM/WAREHOUSE



INDUSTRIAL UNITS 1,583 - 3,166 SF

UNITS P & Q : \$1,700/MO. UNIT T/U: \$3,400/MO
\$12.88/PSF GROSS

INDUSTRIAL Showroom/ Warehouse 1,583 SF - 3,166 SF

NOW PRE-LEASING Section 2 of newly constructed multi-tenant pre-cast industrial building located on Erick Street just south of Route 176 now under construction and **available for occupancy in October, 2024.**

Units P & Q: 1,583 SF units with 1 bath, utility sink, one 12'x12' DID, 20' ceilings (16-17' clear). 3 parking spaces. CAM & taxes included in rent. \$1,700/mo. Gross.

Unit T/U: 3,166 SF unit with 2 baths, utility sinks, two 12'x12' DID's, 20' ceilings (16-17' clear). 5 parking spaces. CAM & taxes included in rent. \$3,400/mo. Gross.

480V, 3 phase power, sprinklered, heated. Not air conditioned. No automotive uses allowed.

Specifications

Building Size:	30,077 SF
Year Built:	2024
HVAC System:	GFA / No A/C
Electrical:	480V, 3-Phase
Sprinklers:	Yes
Washrooms:	Units P&Q: 1 / Unit T/U: 2
Ceiling Height:	16 - 20 ft
Parking:	Units P & Q: 3 /ea. Unit T/U: 5
DID's:	Units P & Q: (1) 12x12 Unit T/U: (2) 12x12
Dock:	None
Sewer/Water:	City
Zoning:	M2
CAM & Taxes	Included in Rent
PIN #:	14-33-401-020

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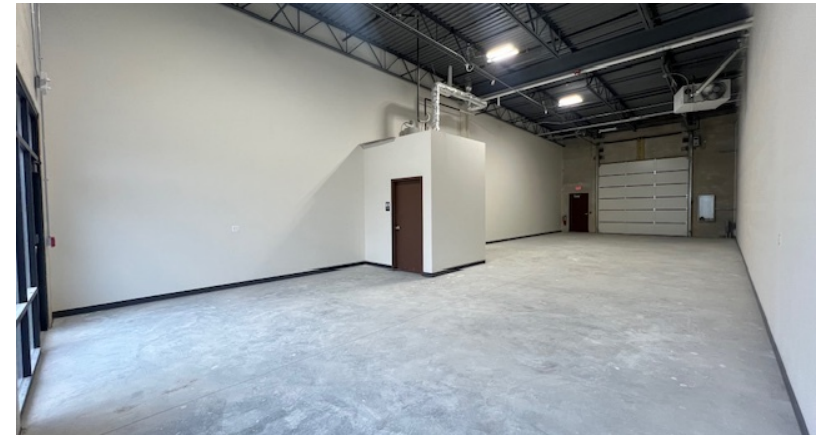
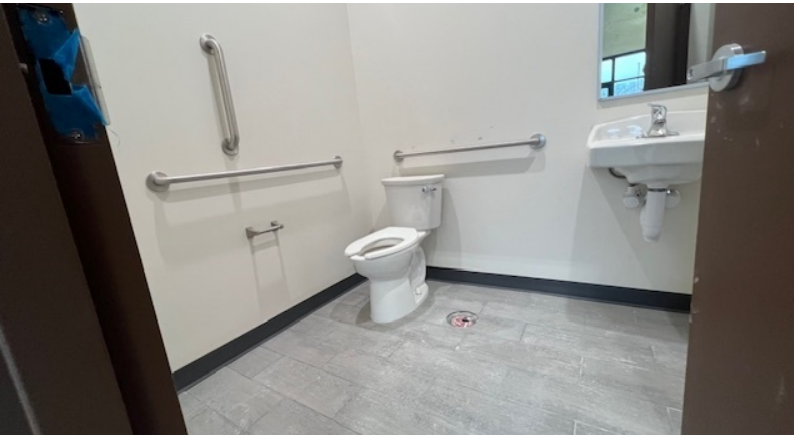
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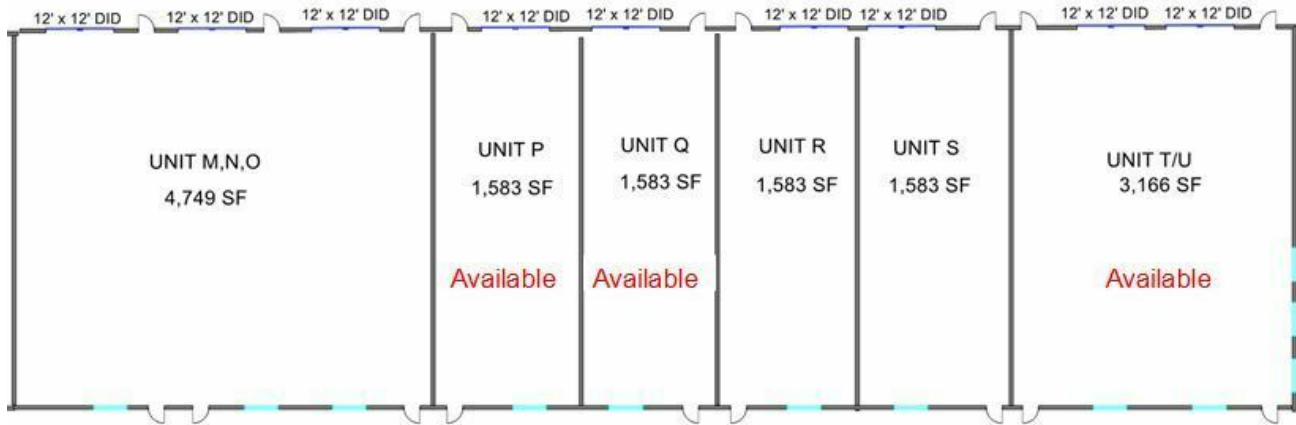
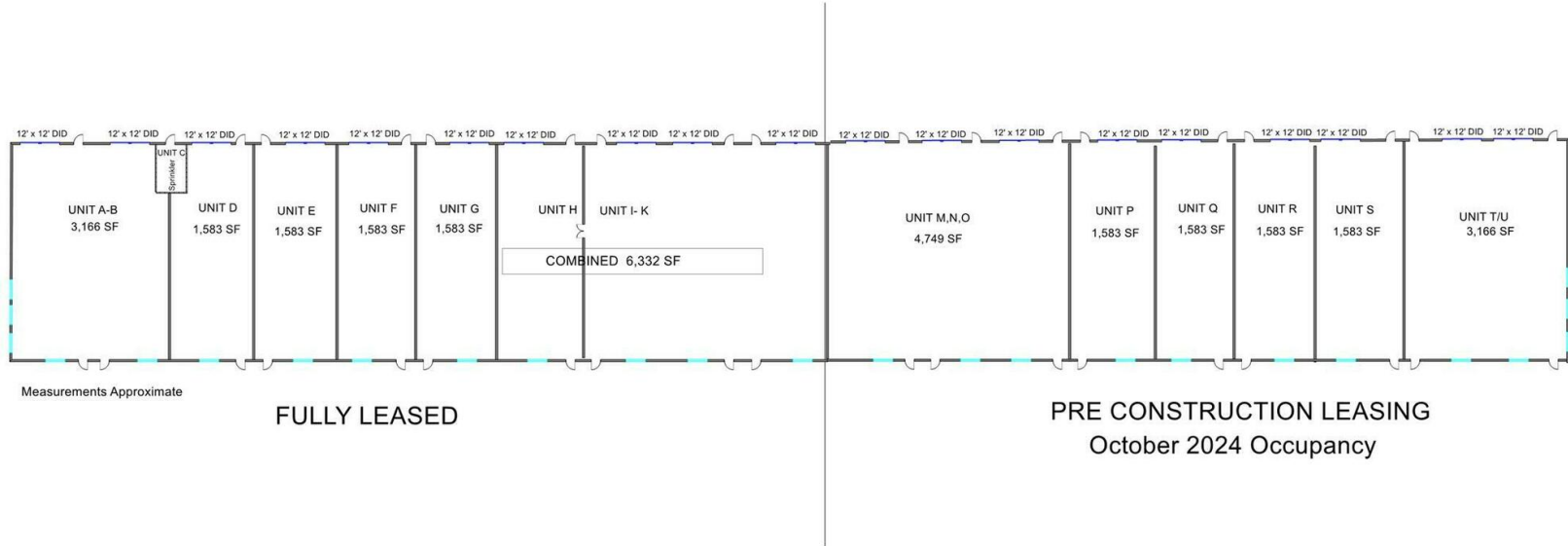
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SHOWROOM/WAREHOUSE



PRE CONSTRUCTION LEASING
October 2024 Occupancy

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