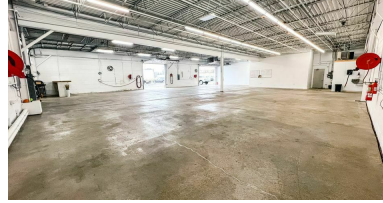


970 Pyott Road  
Crystal Lake, IL 60014

For Lease

MLS #11886766

INDUSTRIAL



INDUSTRIAL 7,350 SF

REDUCED: \$4,440.62/MO. \$7.25 PSF (GROSS)

**INDUSTRIAL SPACE**  
**7,350 SF**

**PRICE REDUCED:** 7,350 SF clean industrial space, part of a larger building. 2 DID's (10×10 and 12×10). 11' ceilings and 1 bath with shower. Heavy 1,000 amp 3 phase power.

CAM and taxes included in rent. Utilities will be prorated.

Potential for 1-3 private offices at additional charge. Also potential for some outdoor vehicle storage.

**Specifications**

Building Size:	13,670 SF
Year Built:	1977 & 2006 Addition
Office Size:	Potential for 1-3 Offices
HVAC System:	GFA
Electrical:	1000 amp 3 phase
Washrooms:	1 w/ shower
Ceiling Height:	11 ft
Parking:	3-5
DID's:	2 (10×10 and 12×10)
Sewer/Water:	Well and Septic
Zoning:	M
CAM & Taxes	Included
PIN #:	19-08-479-021

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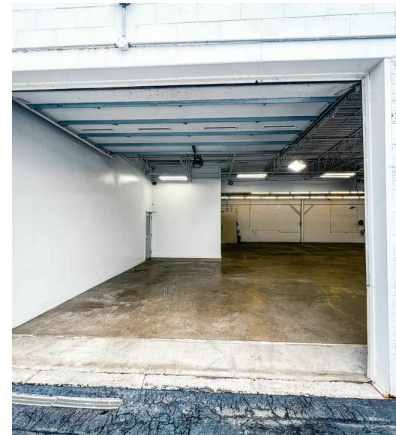
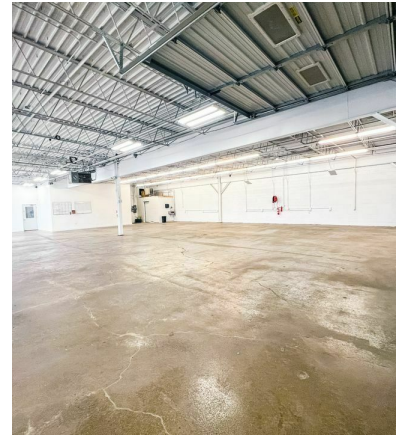
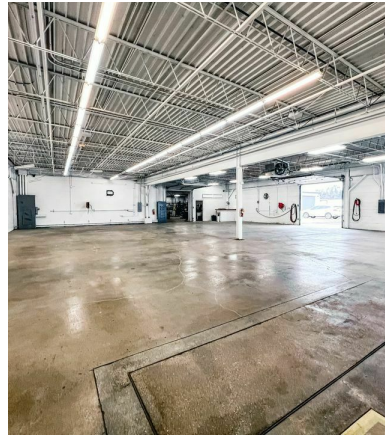
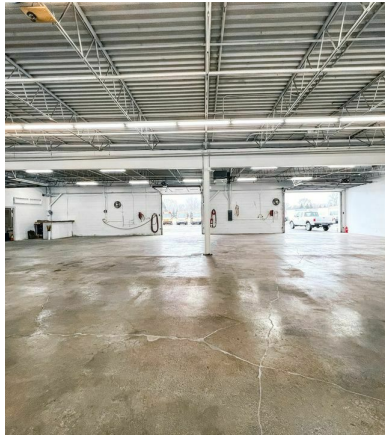
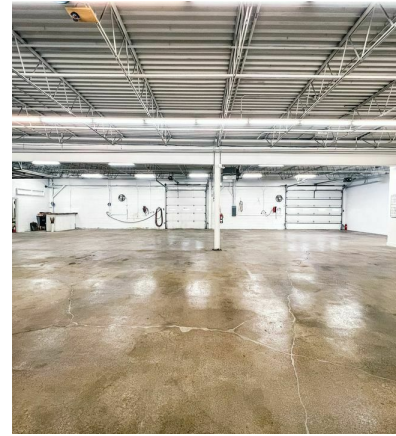
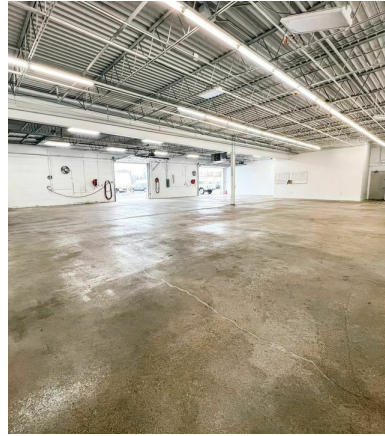
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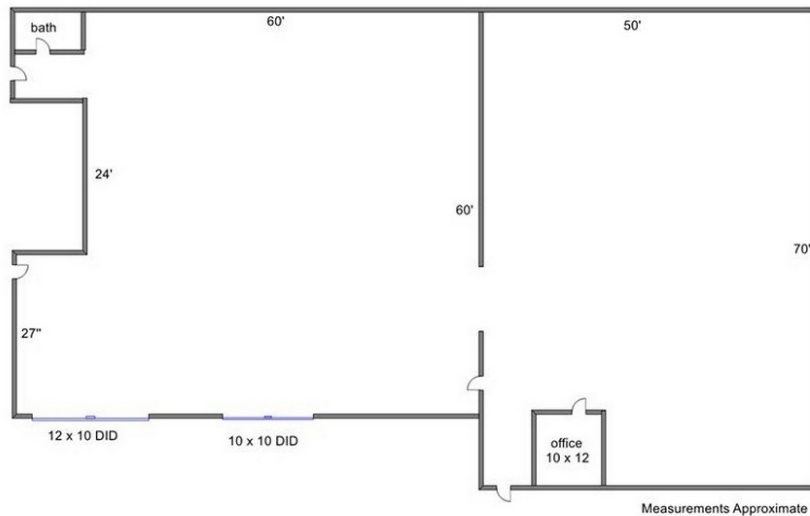
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