

# 6 Bldg. Industrial Portfolio

6204-6215 Lou St & 7206 Teckler Ave. Crystal Lake, IL 60014

# For Sale

MLS #11872456

**INDUSTRIAL INVESTMENT**



LOU STREET



6205 LOU STREET



6205 G LOU STREET



6204 LOU STREET (REAR)

**INDUSTRIAL INVESTMENT**

**PRICE REDUCED \$2,250,000**

## USER / INVESTOR 6 BUILDINGS PORTFOLIO / 16 UNITS INDUSTRIAL BUILDINGS

16 Industrial rental units in 6 separate pole buildings, some rented, some not. 39,498 SF total. (Rent rolls available upon request).

Ideal for user/investor at \$58 psf. Existing tenants are flexible – some may be willing to extend leases.

12-16' ceilings, 2.59 acres total. 16 drive in doors, M-PUD zoning.

Multiple addresses and multiple PINs.

Ask broker for financials and rent rolls.

## Specifications

Land Size:	2.59 Acres
Year Built:	1955-1989
Office Size:	Varies per Bldg.
HVAC System:	GFA
Electrical:	Varies
Sprinklers:	No
Washrooms:	Varies / Generally 1 per unit
Ceiling Height:	12 - 16 ft
Parking:	Varies
DID's:	16
Sewer/Water:	Well / Septic
Zoning:	M PUD
Taxes:	\$65,055 (2023)
PIN #:	19-08-226-012 & 013 19-08-227-001 & 002

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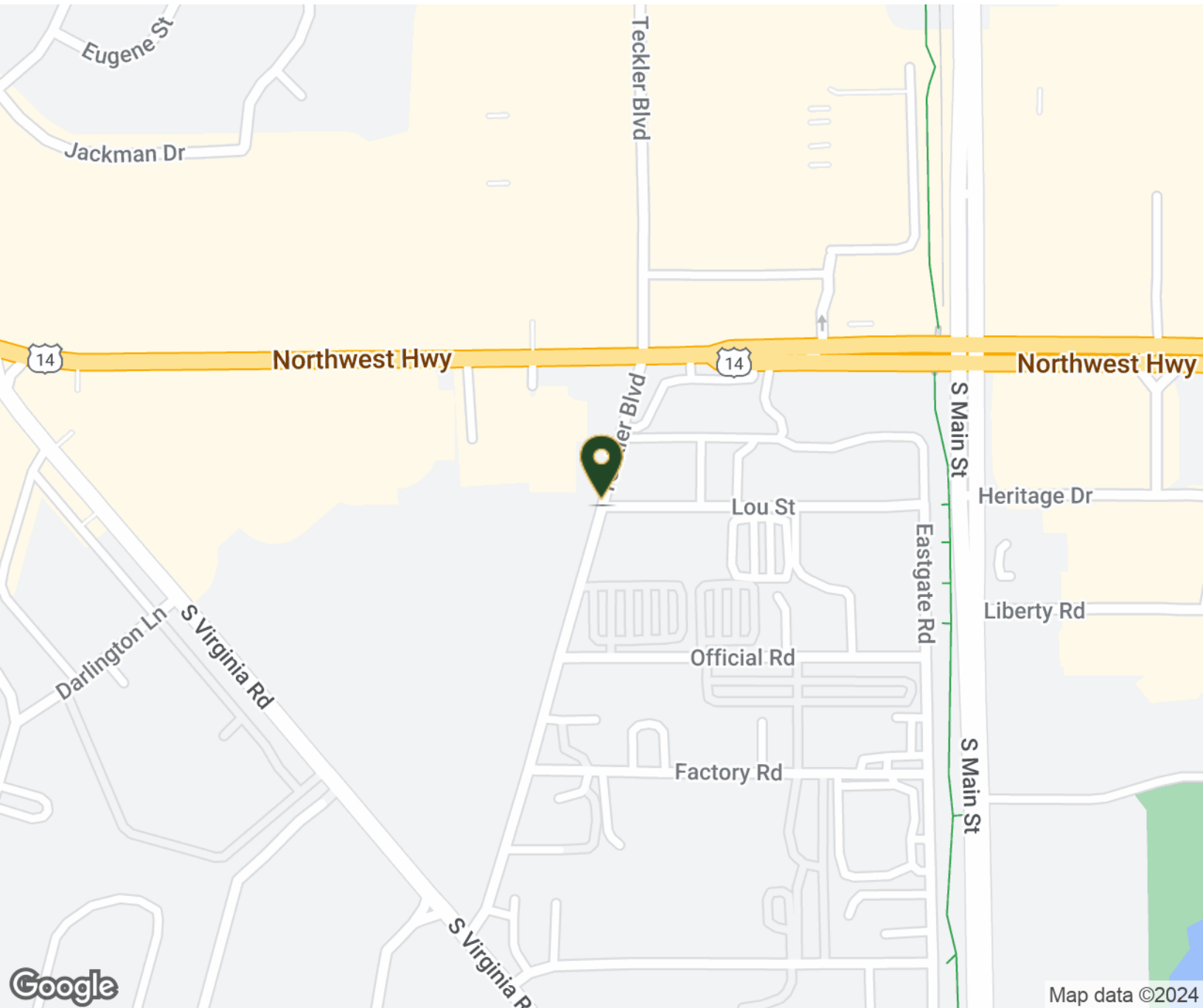
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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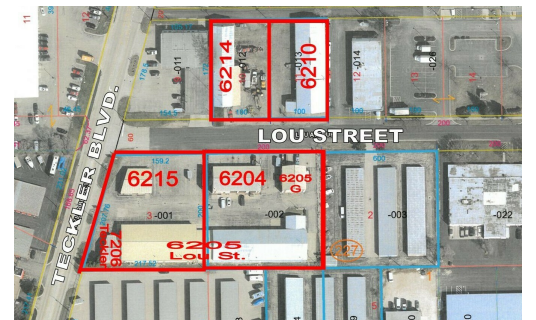


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INDUSTRIAL INVESTMENT

6204-6419 LOU STREET (6 BLDG. PORTFOLIO)  
7206 TECKLER BLVD.  
CRYSTAL LAKE IL 60014

## FOR SALE

### PORTFOLIO SUMMARY M-PUD ZONING

6214 Lou Street (Penny Lane Bldg)	PIN #
Year Built: 1955	19-08-226-012
Building Size: 5,980 SF 3 Units	
Land Size .4 Acre	
Occupancy: 2 of 3 Units Leased	
6210 Lou Street	
Year Built: 1964	19-08-226-013
Building Size: 8,062 SF 3 Units	
Land Size: .4 Acre	
Occupancy: 2 of 3 Units Leased	
6205 Lou Street (Main Office Bldg) & 6205-G Includes 7206 Teckler	
Year Built: 1972 & 1986	19-08-227-001 & 002
Building Size: 20,334 SF 6 Units	
Land Size: 1.79 Acres	
Occupancy: 2 of 6 Units Leased	
6204 Lou Street	
Year Built: 1984	19-08-227-002
Building Size: 3,280 SF 2 Units	
Occupancy: 100% Leased	
6215 Lou Street	
Year Built: 1989	19-08-227-001
Building Size: 1,842 SF 2 Units	
Occupancy: 1 of 2 Units Leased	

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