

6704 Pingree Road  
Crystal Lake, IL 60014

For Sale

MLS #11987569

MULTI-TENANT INDUSTRIAL BUILDING



MULTI-TENANT INDUSTRIAL INVESTMENT

PRICE REDUCED

\$3,400,000

**MULTI-TENANT INDUSTRIAL INVESTMENT BLDG.**

**100% LEASED  
PRICE REDUCED**

100% leased 96,070 SF multi-tenant building on 5.6 acres.

Masonry main building with 13,680 sf steel add on section. Three 2000 amp services, multiple drive in doors, 5 docks, ceilings vary, office areas vary. Built in 1957 with multiple additions.

Upside potential by raising rents and adding separate gas and electric meters. Double capacity wet sprinklers. Partially air conditioned.

Additional building site at signalized intersection that could be rezoned and split off for commercial use.

Note: Owner will lease back Unit 8 at \$5 psf.

Ask for rent roll and operating statement. 7.4% cap rate using 5% vacancy.

**Specifications**

Land Size:	5.6 Acres
Year Built:	1957
HVAC System:	GFA Ceiling / Partial A/C
Electrical:	(3) 2000 amp, 480V, 3 Phase
Sprinklers:	Yes - Double Capacity
Washrooms:	Multiple
Ceiling Height:	14 - 16 ft
Parking:	100+
DID's:	10 Various Sizes
Dock:	3 w/ Levelers (Unit 1) 2 (Unit 5)
Sewer/Water:	City
Zoning:	M
Taxes:	\$61,377.64 (2023)
PIN #:	19-03-301-009, 010

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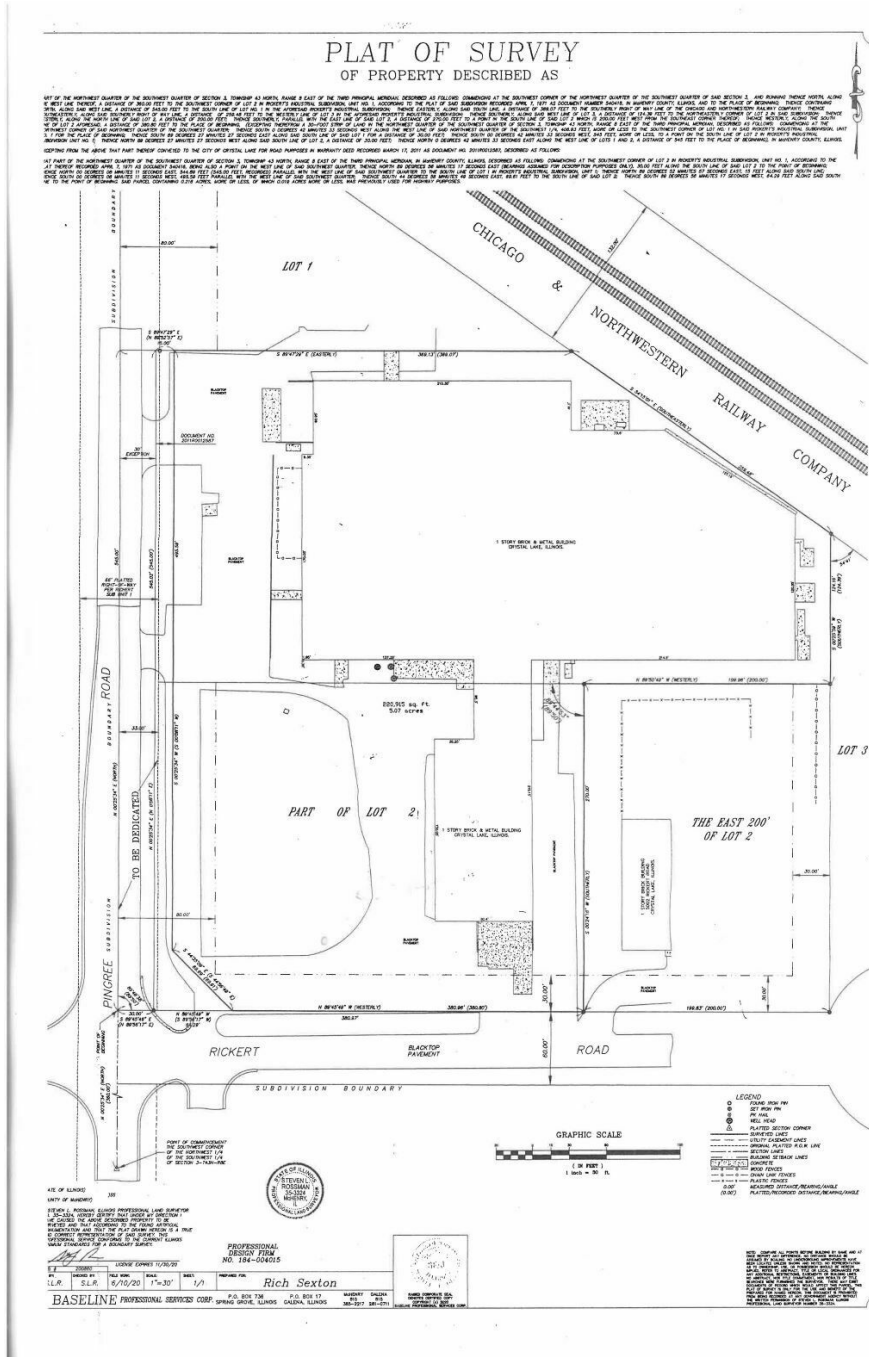
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