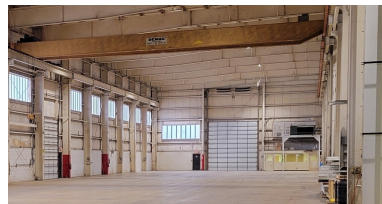


161 South Virginia Road  
Crystal Lake, IL 60014

For Lease

MLS #12074668

INDUSTRIAL



INDUSTRIAL SPACE 9,816 SF

\$6,544/MO. (FULL SERVICE) \$8 PSF

### INDUSTRIAL WAREHOUSE 9,816 SF Clear Span

9,816 SF clear span warehouse space available. Part of a larger building with 35'-37' ceilings, 2 huge drive in doors (20'x20' and 16'x16'), one shared interior dock with leveler, 10 ton crane, shared bathrooms. Small office is not included.

Compressed air available. Gas and electric included. Landlord will coordinate dock access and/or can supply shipping and receiving service.

Main occupant is Chicago Plastic Systems. Potential outside storage or truck parking. May require special use permit.

### Specifications

Building Size:	106,054 SF
Year Built:	1979-1998
HVAC System:	GFA
Electrical:	1200 amp, 460V, 3 Phase
Sprinklers:	Yes
Washrooms:	Common
Ceiling Height:	35'-37'
Parking:	12
DID's:	(1) 20'x20' and (1) 16'x16'
Dock:	1 Shared w/ Leveler
Sewer/Water:	City
Zoning:	M
CAM, Taxes, Utilities	Included
PIN #:	19-09-300-005,006,007,008,010

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



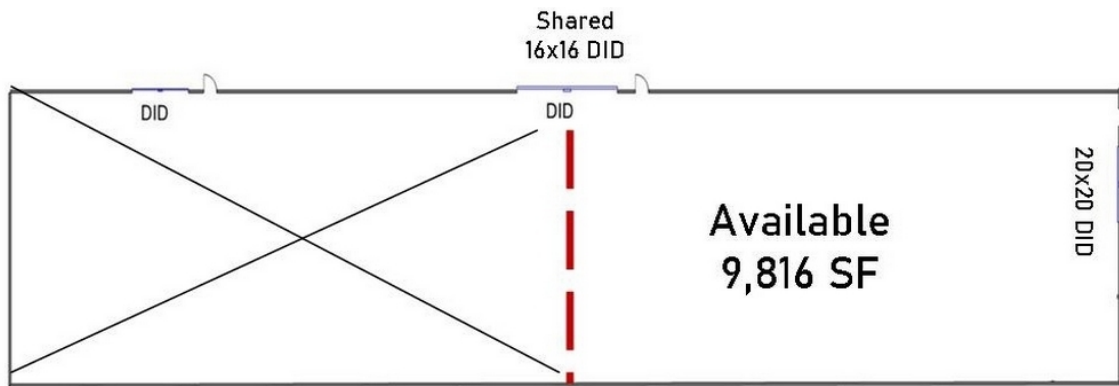
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker  
**Bruce Kaplan**  
BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

161 South Virginia Road  
Crystal Lake, IL 60014

For Lease

INDUSTRIAL



Measurements Approximate



[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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

Senior Broker  
**Bruce Kaplan**

[BruceK@PremierCommercialRealty.com](mailto:BruceK@PremierCommercialRealty.com)  
O: 847.854.2300 xx20 C: 847.507.1759