

759 Ridgeview Dr.
McHenry, IL 60050

For Sale
Or Lease

MLS #11741022

INDUSTRIAL FLEX



INDUSTRIAL FLEX 5,325 SF

SALE: \$470,000

LEASE: \$4,200/MO. (\$9.46 SF) GROSS

Industrial Flex Condo

1,825 SF Main Floor Office • 2,000 SF Mezzanine Office
1,500 SF Warehouse

PRICE REDUCED 5,325 SF industrial flex condo for sale or lease. Excellent condition, furniture can stay or go.

Ground Floor is 3,325 SF consisting of 1,500 SF warehouse with 20' ceilings, 12x14 DID, 400 amp, 3 phase power and 1,825 SF nicely built out office with 5 private offices, large reception/clerical area, kitchen and 2 baths (1 w/shower).

Mezzanine Level is 2,000 SF fully built out office with great natural light, 20x25 open lounge area, nice kitchen, large executive office, conference room, bath with shower, a washer/dryer hookup and a 16x21 storage space.

Parking spots between front and back. Located close to Route 31 and Route 120 in McHenry and near Northwestern Hospital. Association dues are \$381/mo. (included in rent).

Specifications

Year Built:	2004
Office Size:	3825 SF
HVAC System:	GFA / Central Air
Electrical:	400 amp, 3 Phase
Sprinklers:	No
Washrooms:	3 (2 w/ showers)
Ceiling Height:	20 ft
Parking:	13
DID's:	1 12'X14'
Dock:	No
Sewer/Water:	City
Zoning:	BP
Taxes:	\$7,709.20 (2023)
Association:	\$381/mo. (included in rent)
PIN #:	14-03-380-004

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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

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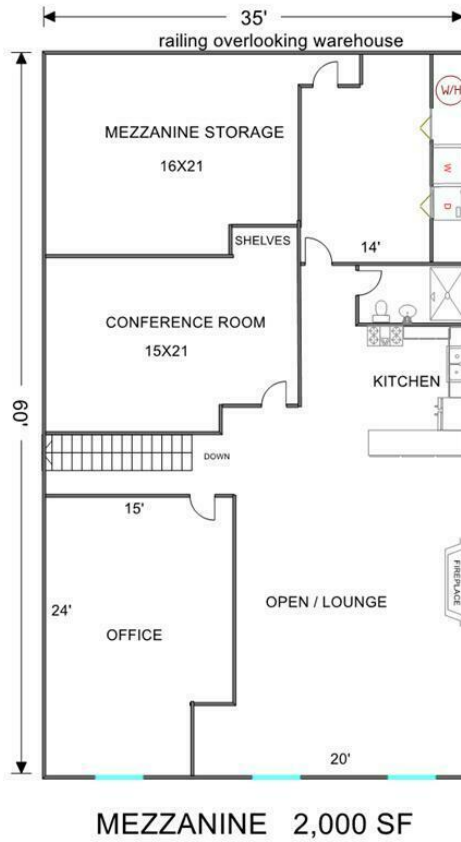
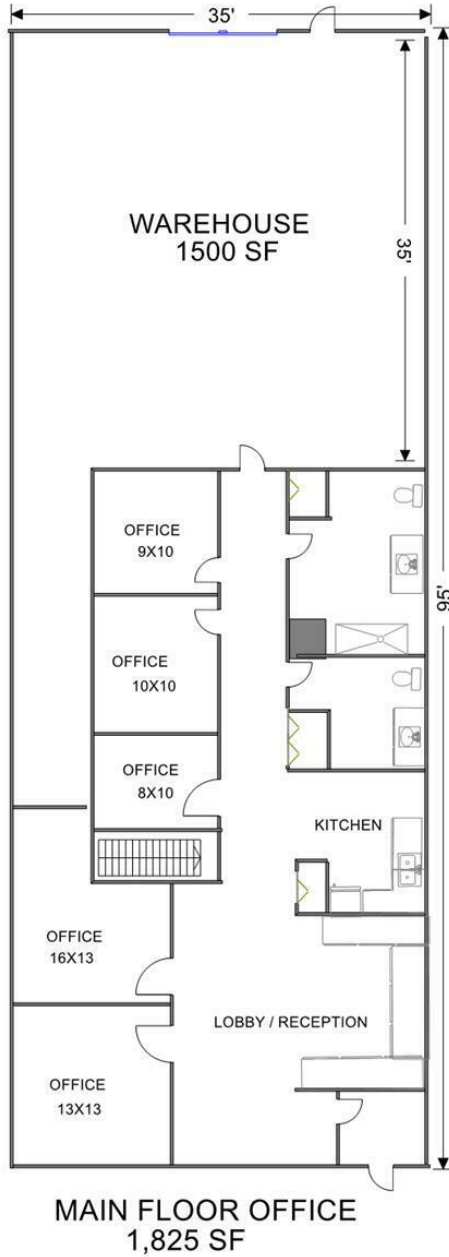
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