

3305 IL Route 31 Unit 2

Crystal Lake, IL 60012

For Lease

MLS #11885178

OFFICE / WAREHOUSE



INDUSTRIAL UNIT 4,500 SF

REDUCED: \$3,187.50/MO. - \$8.50 PSF (GROSS)

INDUSTRIAL OFFICE/WAREHOUSE PRICE REDUCED

Unit 2: 4,500 SF with ± 700 SF of office and 3,800 SF of warehouse. 2 bathrooms, one newly installed 12Wx10H DID and monument signage available on Route 31.

Ideal for trades or machine shop with heavy power 3 phase, 1200 Amp electric service. New LED lighting throughout. \$3,187.50/mo. Gross (CAM & Taxes included).

Specifications

Year Built:	1970
Office Size:	± 700 SF
HVAC System:	Office A/C, heated warehouse
Electrical:	1200 amp 3 phase
Sprinklers:	no
Washrooms:	2
Ceiling Height:	12 ft
Parking:	common
DID's:	1 12W x 10H
Sewer/Water:	Septic / Well
Zoning:	MI
CAM & Taxes	included
PIN #:	14-22-126-014

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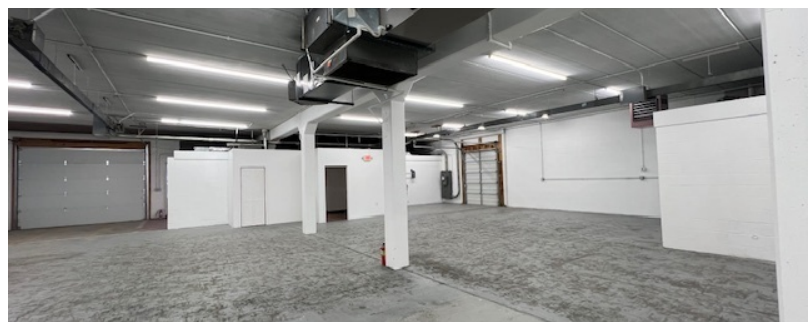
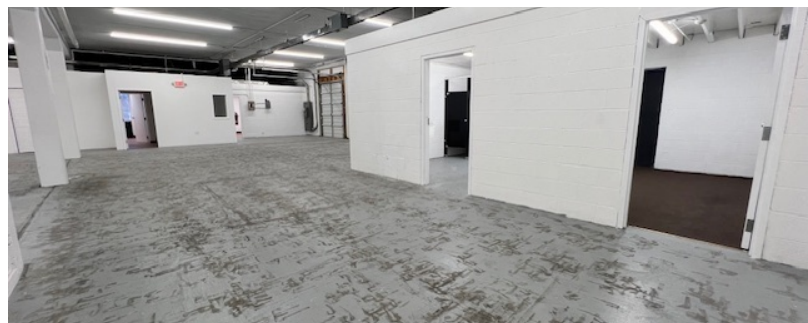
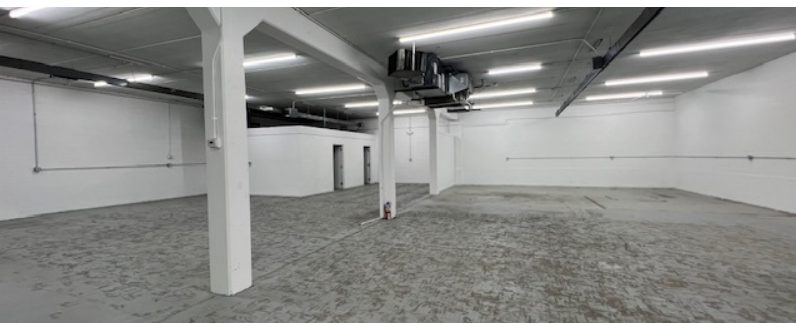
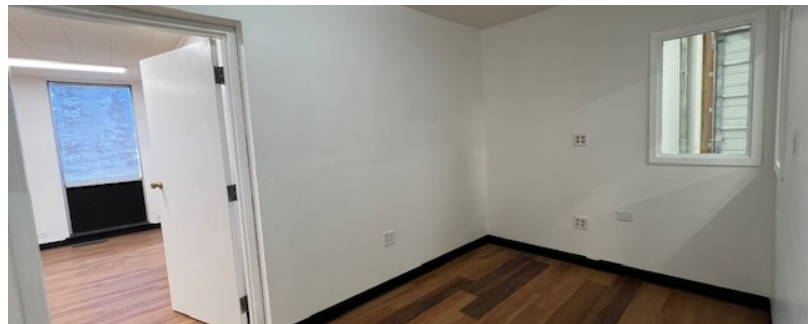
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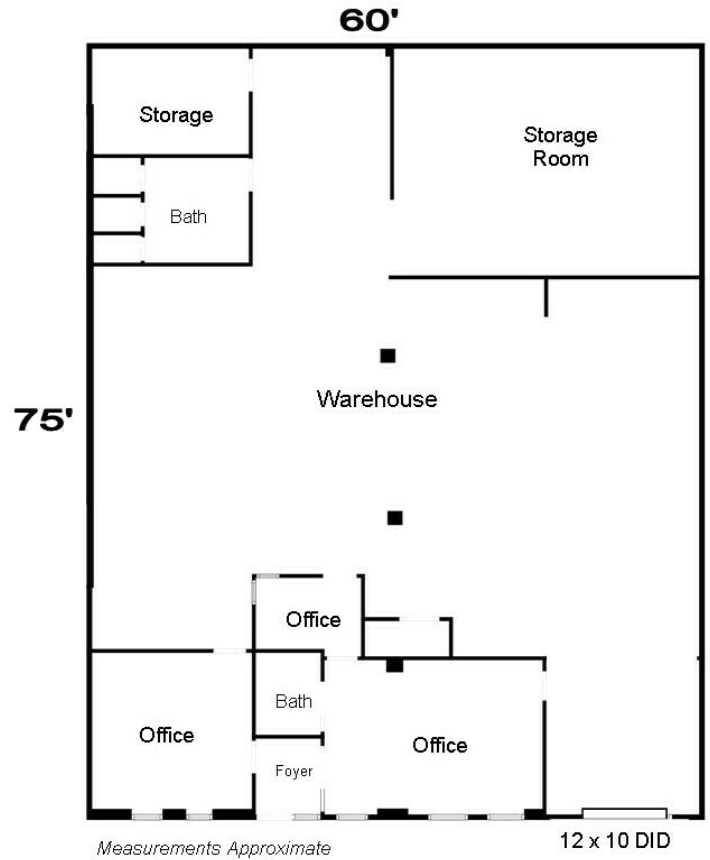
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