

456 S. Dartmoor Drive
Crystal Lake, IL 60014

For Sale

MLS #12013036

INDUSTRIAL

VIEW VIDEO



FREESTANDING INDUSTRIAL 9,750 SF

PRICE REDUCED \$1,072,500 (\$110 PSF)

**FREE STANDING
HIGH END OFFICE/SHOWROOM INDUSTRIAL BUILDING**

PRICE REDUCED on this 9,750 SF steel building on .92 AC with ample parking.

The ±3,000 SF office consists of a reception area, 4 offices, a large conference room, smaller meeting room, kitchenette and 2 bathrooms. Most of the furniture can be included.

The 6,750 SF showroom/warehouse is climate controlled with a lounge area, new epoxy floors, five overhead doors, 12'-14' ceilings, a bathroom and storage room.

Ideal for manufacturing uses with high end office and showroom needs.

Recent Building Updates:

- New office with raised ceiling height and fresh paint
- New carpet and LVT flooring throughout the office
- High end conference room
- Large kitchenette
- Updated lighting throughout the building
- Epoxy floors in showroom/warehouse.
- 12'-14' ceilings
- 5 new overhead drive-in doors (varying sizes)

Specifications

Land Size:	0.92 Acres
Year Built:	1985
Office Size:	±3,000 SF
HVAC System:	GFA/ Fully A/C
Electrical:	400 amp / 240V 3-Phase
Sprinklers:	No
Washrooms:	2 Office / 1 Warehouse
Ceiling Height:	12'-14'
Parking:	24+
DID's:	5- 1 (12×12) 2 (10×12) 2 (12×10)
Sewer/Water:	City
Zoning:	M
Taxes:	\$17,799.52 (2023)
PIN #:	19-09-353-009

[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

VP / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

456 S. Dartmoor Drive
Crystal Lake, IL 60014

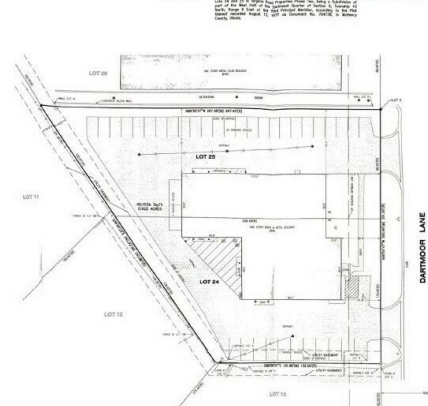
For Sale

INDUSTRIAL

VIEW VIDEO



ALTA/NSPS LAND TITLE SURVEY



[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

VP / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

456 S. Dartmoor Drive
Crystal Lake, IL 60014

For Sale

INDUSTRIAL

VIEW VIDEO



[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.

PREMIER
COMMERCIAL REALTY

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

VP / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

456 S. Dartmoor Drive
Crystal Lake, IL 60014

For Sale

INDUSTRIAL

VIEW VIDEO



[CLICK HERE TO VIEW OUR WEBSITE](#)

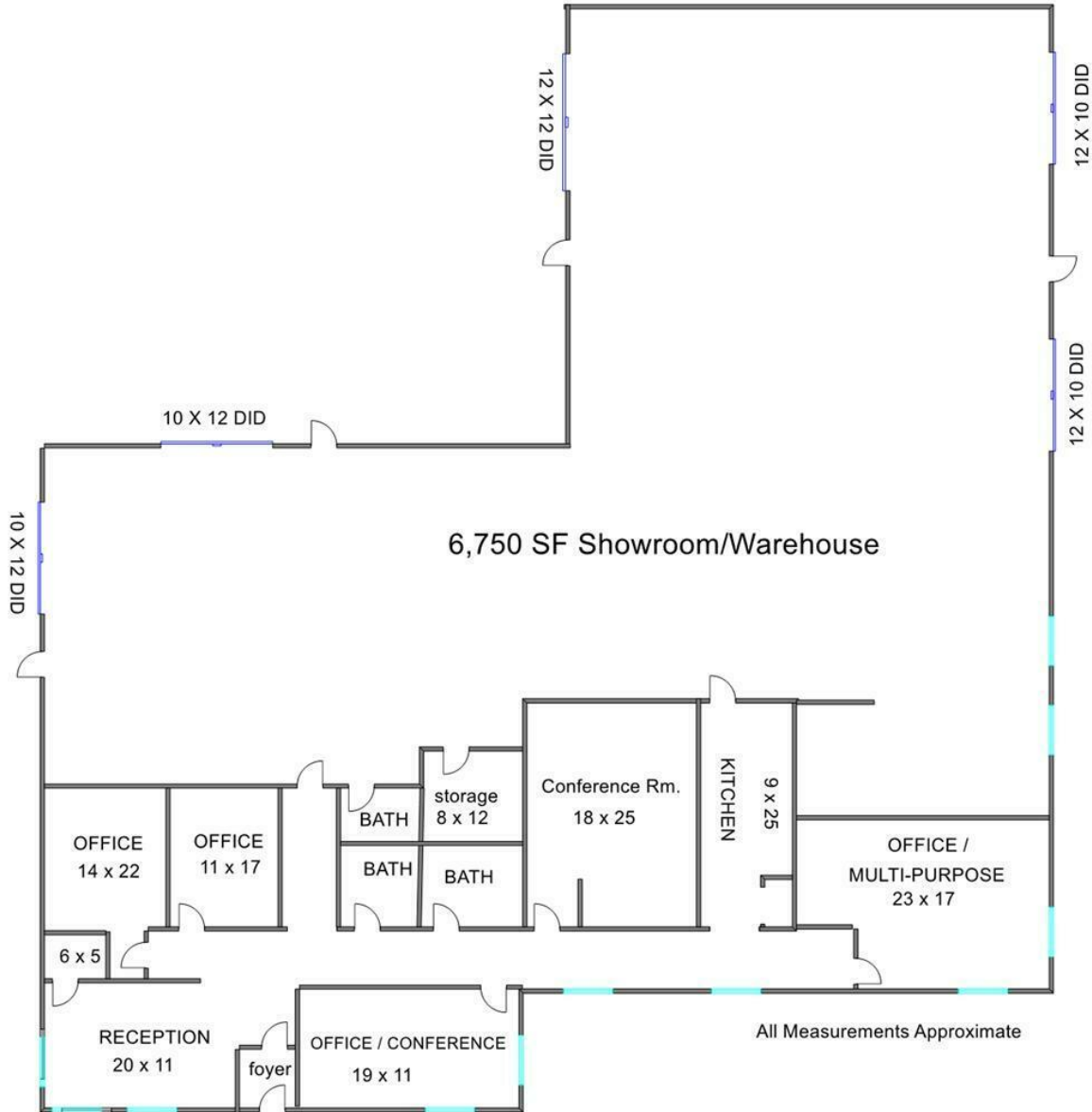
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

PREMIER
COMMERCIAL REALTY

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

VP / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

INDUSTRIAL VIEW VIDEO



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.

