

135 Erick Street
Crystal Lake, IL 60014

For Lease

MLS #12048581

SHOWROOM/WAREHOUSE



INDUSTRIAL UNITS 1,583 & 3,166 SF

\$12.88 PSF (GROSS)

INDUSTRIAL
Showroom/ Warehouse
1,583 SF and 3,166 SF

Only 2 units left in this newly constructed multi-tenant pre-cast industrial building located on Erick Street just south of Route 176.

UNIT U: 1,583 SF unit with 1 bath, utility sink, one 12'x12' DID, 20' ceilings (16-17' clear). 3 parking spaces each. CAM & taxes included in rent. \$1,700/mo. Gross.

Unit W: 3,166 SF unit with 2 baths, utility sink, two 12'x12' DID's, 20' ceilings (16-17' clear). 5 parking spaces. CAM & taxes included in rent. \$3,400/mo. Gross.

480V, 3 phase power, sprinklered, heated. Not air conditioned. No automotive uses allowed.

Specifications

Building Size:	30,077 SF
Year Built:	2024
HVAC System:	GFA / No A/C
Electrical:	480V, 3-Phase
Sprinklers:	Yes
Washrooms:	Unit U: 1 Unit W: 2
Ceiling Height:	16 - 20 ft
Parking:	Unit U: 3 Unit W: 5
DID's:	Unit U: (1) 12x12 Unit W: (2) 12x12
Dock:	None
Sewer/Water:	City
Zoning:	M2
CAM & Taxes	Included in Rent
PIN #:	14-33-401-020

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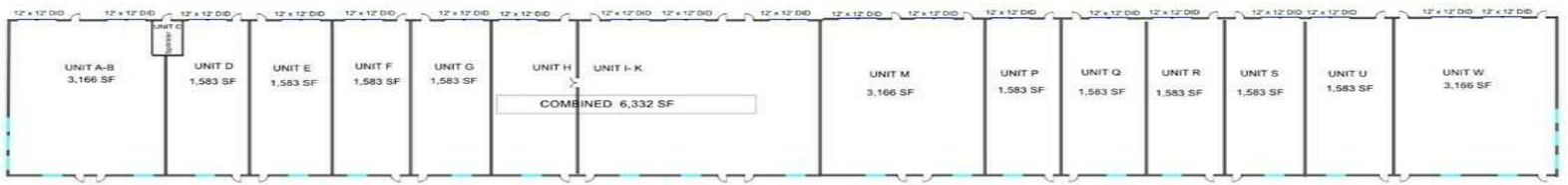
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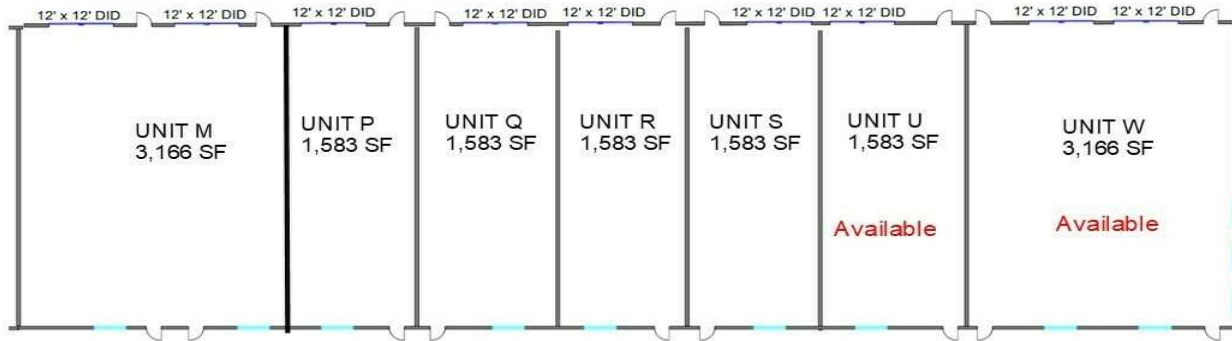
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Measurements Approximate



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