

**186 South Virginia Road**  
Crystal Lake, IL 60014

**For Sale**

MLS #12385461

**INDUSTRIAL**



**INDUSTRIAL BUILDING 16,756 SF**

**\$1,840,500**

**INDUSTRIAL BUILDING  
16,756 SF**

Rare Crystal Lake 16,756 SF pre-engineered steel industrial building on 1.14 acres. 15,600 SF footprint with 5,023 SF first floor office/showroom and 10,577 SF warehouse with 19'6" - 21'6" ceilings, 800 amp, 480V power, triple basin drains, 12'x12' DID, 2 exterior docks with levelers, fully sprinklered with new valves, 4 GFA ceiling hung furnaces. Pitched metal roof with transferable warranty installed in 2017, 4 ADA bathrooms, central compressed air system, new LED lighting interior and exterior, reverse osmosis water system, 1,156 SF additional finished SF plus 442 unfinished SF in mezzanine with interior/exterior camera system and alarm (ADT). Access point for high speed Comcast T-1 Business internet.

SBA financing available with as little as 10% down. Steel racks in warehouse stay.

**Specifications**

Land Size:	1.14 Acres
Year Built:	1989
Office Size:	6,179 SF
HVAC System:	GFA/ Central Air (office)
Electrical:	800 Amp, 480V, 3 Phase
Sprinklers:	Yes
Washrooms:	4
Ceiling Height:	19'6" - 21'6"
Parking:	31 (common)
DID's:	1 12'x12'
Dock:	2 exterior w/ Levelers
Sewer/Water:	City
Zoning:	M
Taxes:	\$32,919.72. (2024)
PIN #:	19-09-353-008

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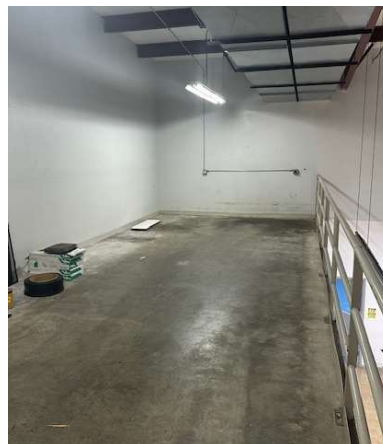


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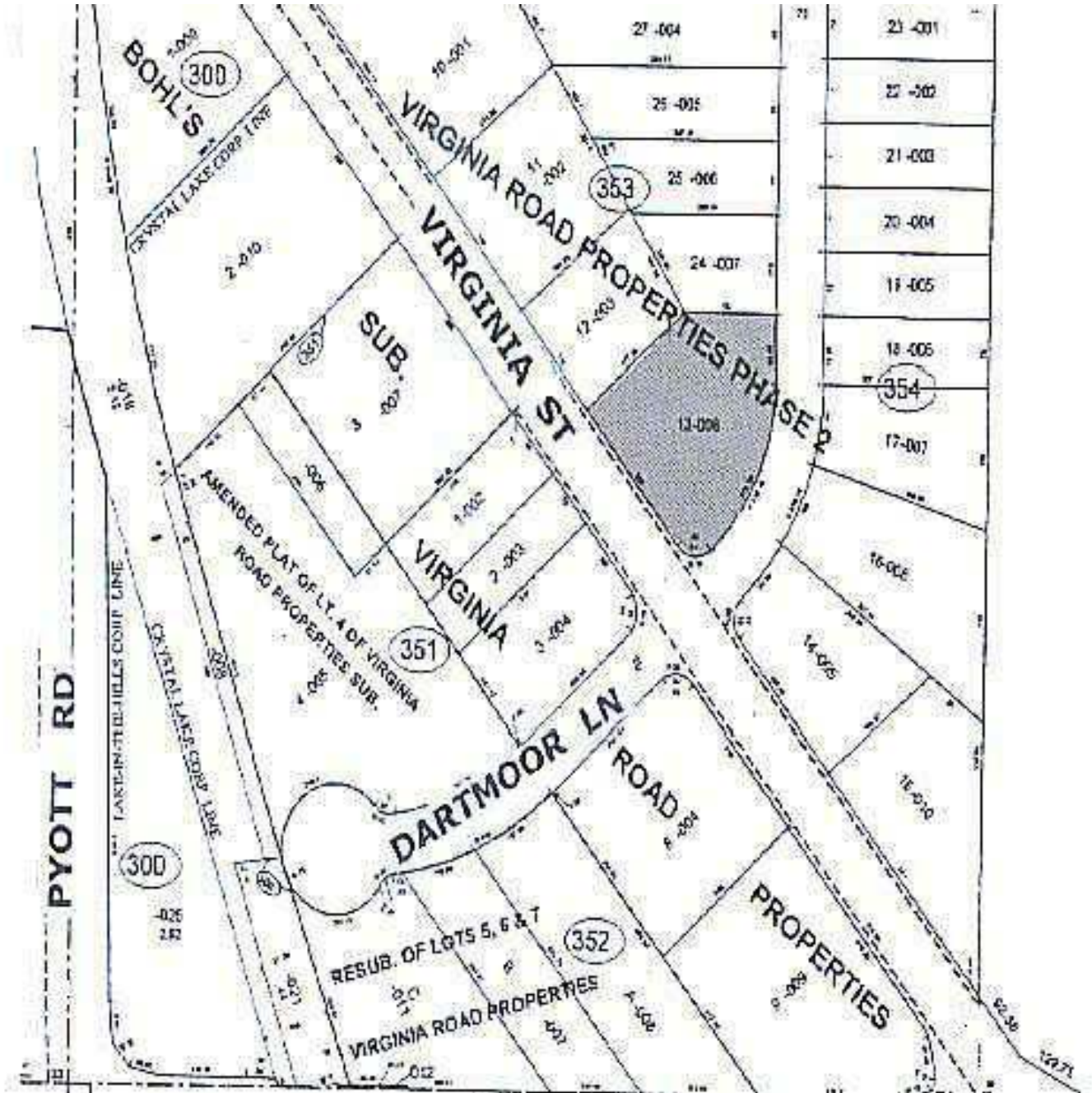
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