

11-13 Burdent Dr

Crystal Lake, IL 60014

For Lease

MLS #12468270

INDUSTRIAL



INDUSTRIAL BUILDING 12,069 SF DIVISIBLE

\$3,957.00 - \$10,560./MO (GROSS) \$10.50 PSF

INDUSTRIAL BUILDING Fully Air Conditioned 12,069 SF DIVISIBLE

12,069 SF (including ±850 SF office/storage mezzanine), freestanding brick industrial building near downtown Crystal Lake with ±1,920 SF of office space including three private offices, large open clerical, conference room, and 5 bathrooms. ±9,000 SF of fully air conditioned warehouse/shop space, lots of natural light, two 10'x10' DID's and one 10' x 10' overhead door (potential for additional DID's). \$10,560/mo. Gross

Heavy power including two 480V 3 phase panels and various 240/208 3 phase panels. 10'-12' clear ceiling height and a bonus detached 2 car garage.

Divisible Option:

11 Burdent: 7,547 Total SF includes 5,847 SF warehouse and 1,700 SF office and 4 baths \$6,604/mo. Gross. Tenant pays for utilities (separately metered).

13 Burdent: 4,522 Total SF includes 3,672 SF warehouse and 850 SF office mezzanine and 1 bath. \$3,957/mo. Gross Tenant pays for utilities (separately metered).

800 SF detached garage with mezzanine storage (removable). Not heated, electric only, for lease separately at \$1,000/mo. gross.

Specifications

Land Size:	1.66 Acres
Year Built:	1947
Office Size:	1920 SF
Mezzanine :	850 SF
HVAC System:	Fully A/C
Electrical (sep. metered):	(2) 480V 3 Phase panels, Various 240/208 3 Phase panels
Washrooms:	5
Ceiling Height:	10 - 12 ft
Parking:	Ample
DID's:	(2) 10'x10' (1) OH 10'x10'
Sewer/Water:	City/City
Zoning:	M
CAM & Taxes	Included
PIN #:	14-32-401-011

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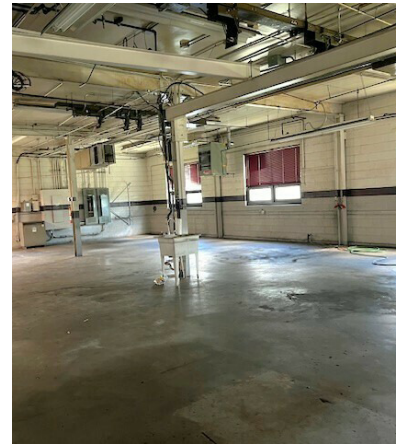
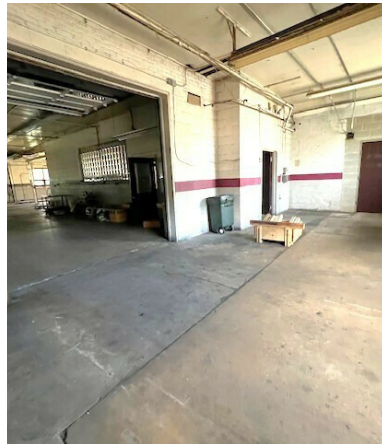
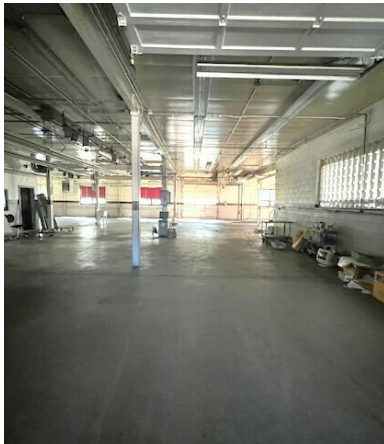


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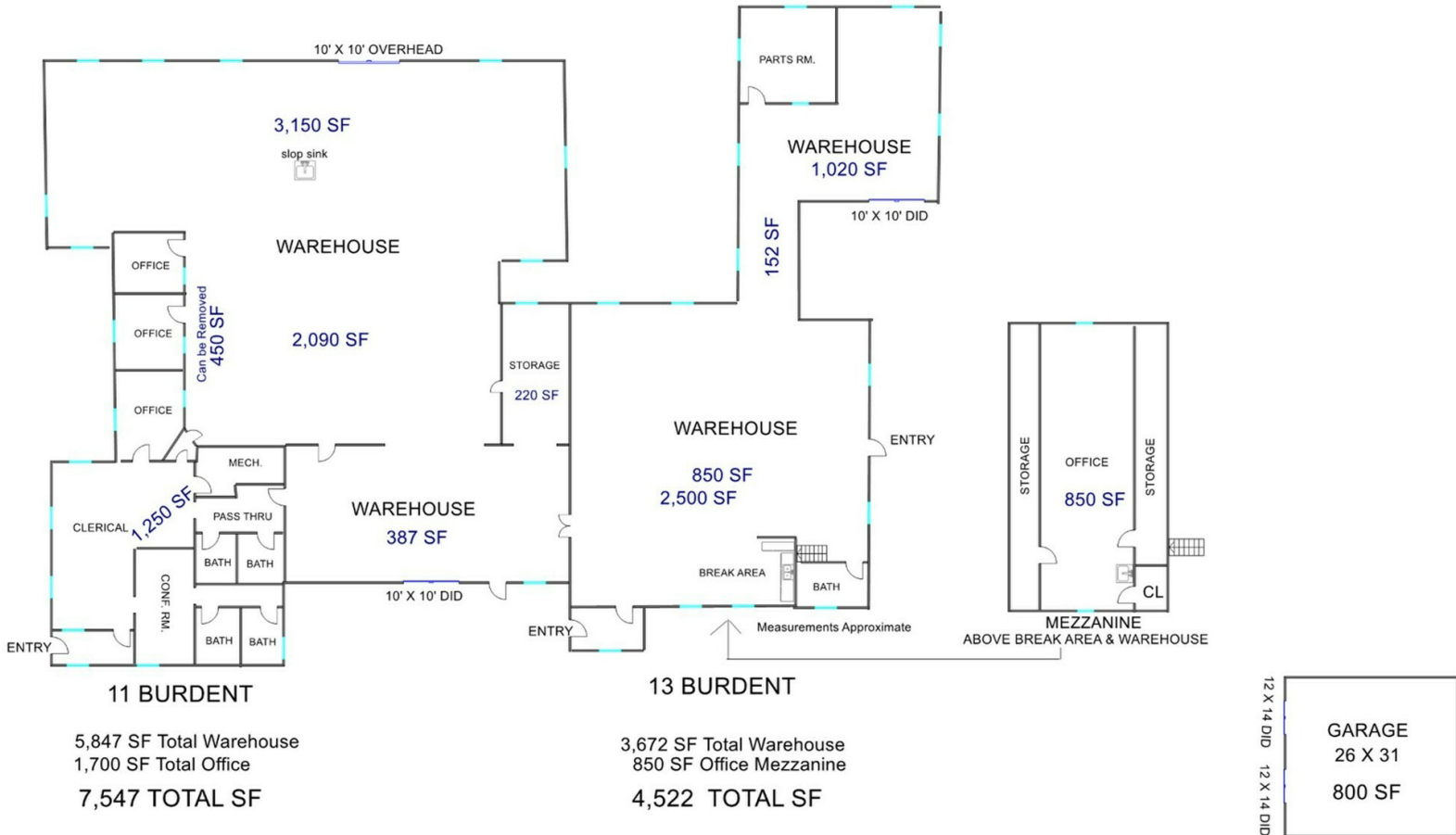
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