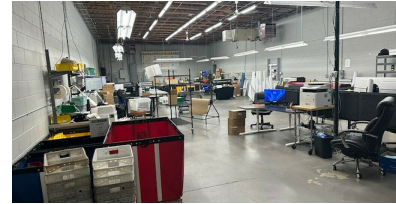


**455-457 S Dartmoor Drive**  
Crystal Lake, IL 60014

**For Sale**

MLS #12529981

**INDUSTRIAL**



**INDUSTRIAL BUILDING 7,500 SF**

**\$637,000 (\$84.93 PSF)**

**1 or 2 UNIT MASONRY INDUSTRIAL BLDG.  
7,500 SF**

7,500 SF one or two unit masonry industrial building currently leased through 3/31/26. 1 depressed exterior shared dock w/leveler, 12.5' x-14' ceilings. Each warehouse space is fully air conditioned (office areas have window units). Each unit has 2 bathrooms and office build out. Gas, electric and water separately metered. Needs roof and HVAC work and some tuckpointing. Newer windows and sidewalk.

Close to Rakow Rd for easy access to Randall Rd and Route 31. SBA financing with as little as 10% down. Sale price only \$84.93 psf.

Note: adjacent owner would consider selling additional 7,500 SF.

**Specifications**

Land Size:	0.41 Acres
Year Built:	1988
Office Size:	1,881 SF
HVAC System:	GFA/ Fully A/C
Electrical :	200-400 amp 3 phase
Washrooms:	2 per Unit
Ceiling Height:	12.5' - 14'
Parking:	9 Spaces
Dock:	1 Common w/ leveler
Sewer/Water:	City
Zoning:	M
Taxes:	\$15,124.46 (2024)
PIN #:	19-09-354-005

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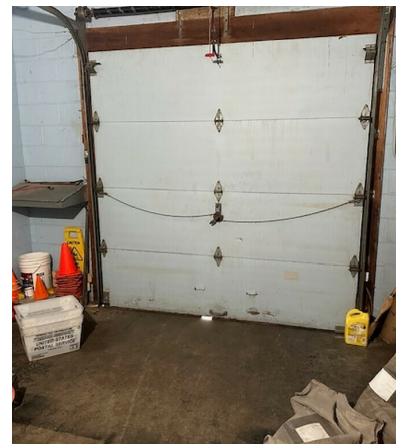
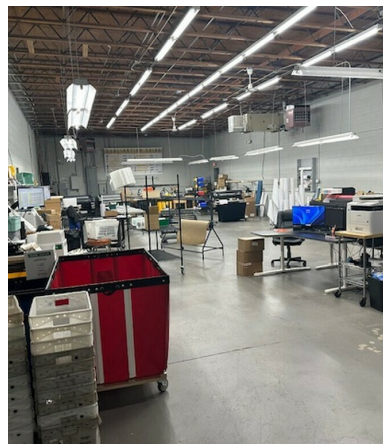
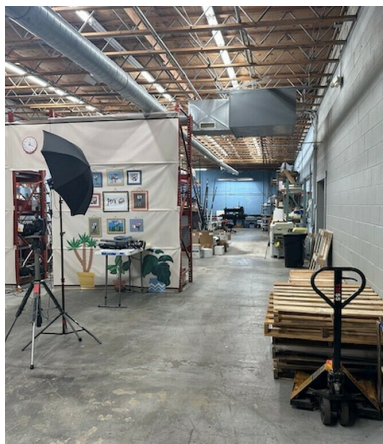
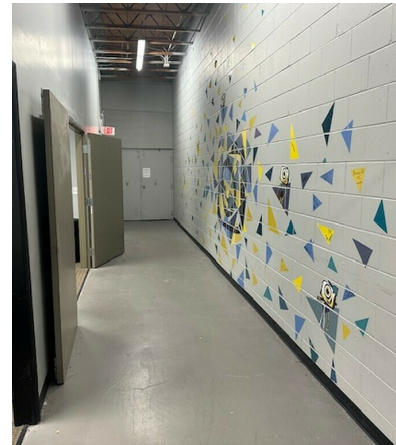
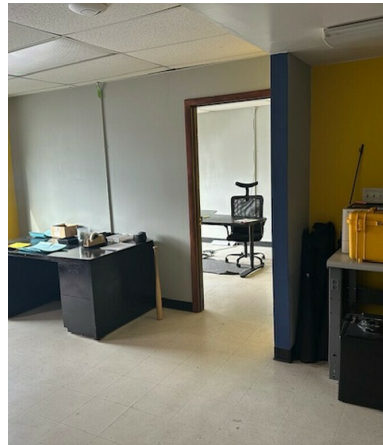
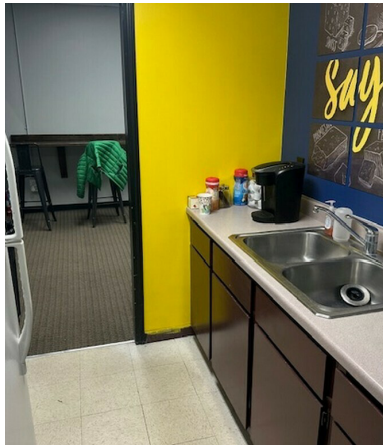
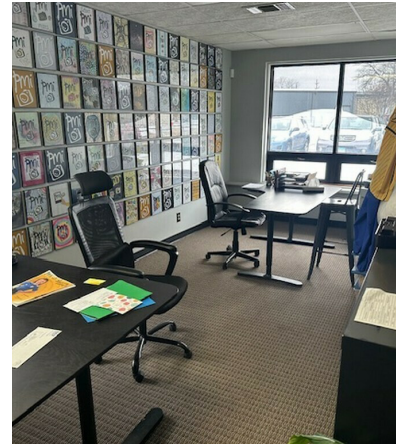
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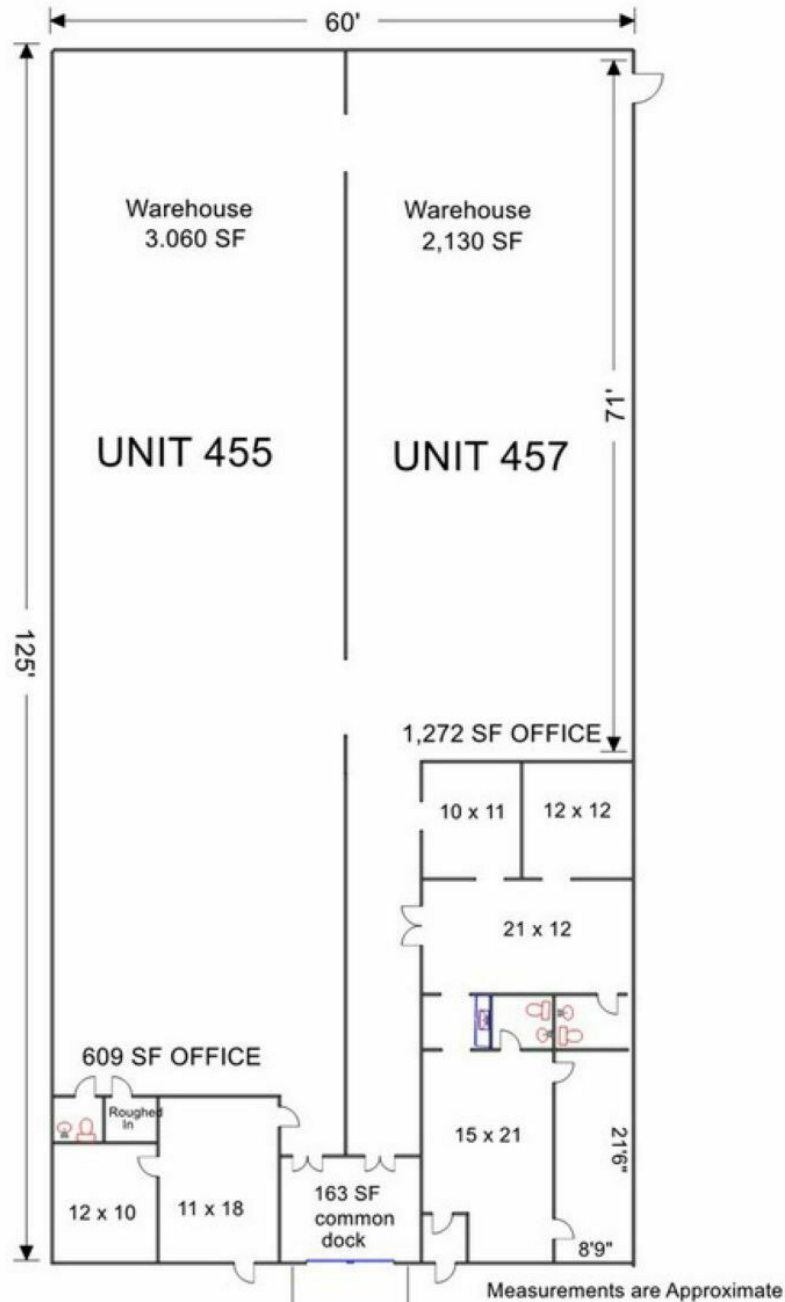
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