

MLS #12541758

INDUSTRIAL



IMAGE FROM ARCHIVES

FREESTANDING INDUSTRIAL 43,137 SF

\$4,350,000

**Freestanding Industrial Building
43,137 SF**

43,137 SF free standing industrial building situated on ±3.31 acres (two PINs) along Route 31, just south of Mercy Hospital in Crystal Lake.

The building includes approximately 5,800 SF of office space (which can be downsized), four loading docks (one with leveler), one 12'x14' drive in door, ceiling heights ranging from 15' to 20'. Heavy power of 1200 amps, 480V and four ADA bathrooms. 49 paved parking spaces and 20 gravel spaces. Served by septic field and city water.

The additional 1 acre parcel to the east offers potential for the building's expansion or additional parking. Building available 8/1/26.

Specifications

Land Size:	±3.31 Acres
Year Built:	1982
Office Size:	5,800 SF
HVAC System:	GFA / Central Air (office)
Electrical:	1200 amps 480V
Sprinklers:	Yes
Washrooms:	4 ADA
Ceiling Height:	15 - 20 ft
Parking:	49 Paved / 20 Gravel
DID's:	1 (12' x 14')
Dock:	4 (1 Interior w/ leveler)
Sewer/Water:	City Water / Septic
Zoning:	M
Taxes:	\$71,265.92 (2024)
PIN #:	19-10-451-009 , 003

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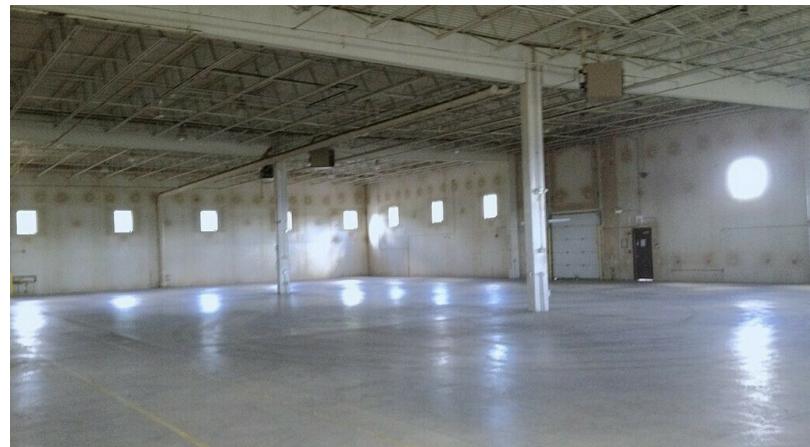
PREMIER
COMMERCIAL REALTY

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7900 S. Route 31
Crystal Lake, IL 60014

For Sale

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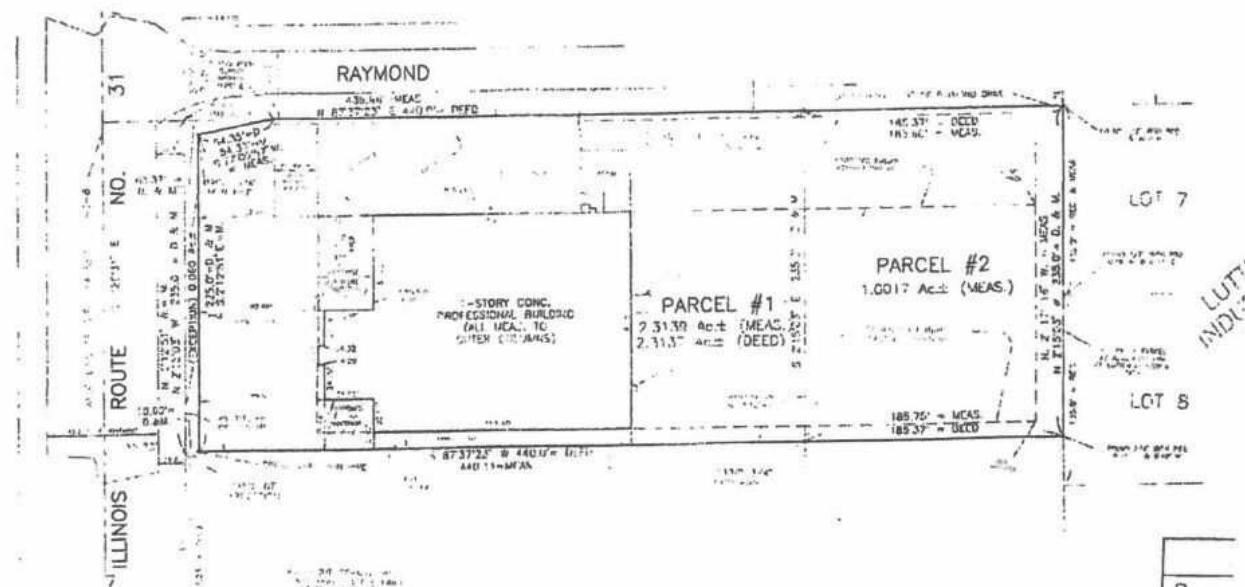
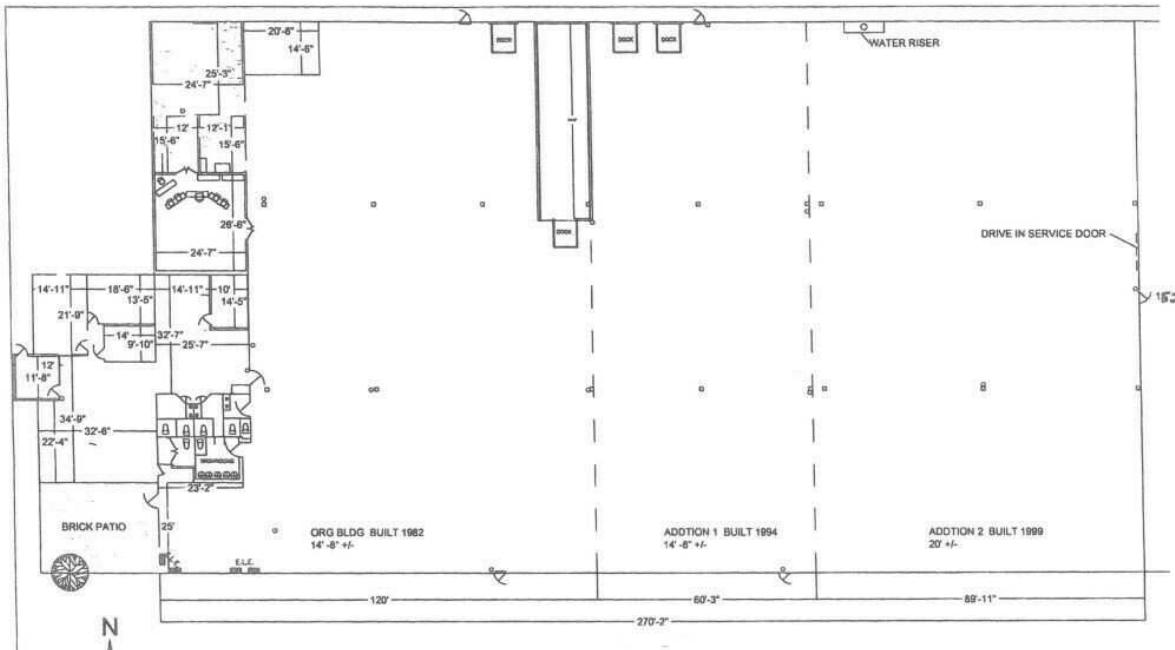
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