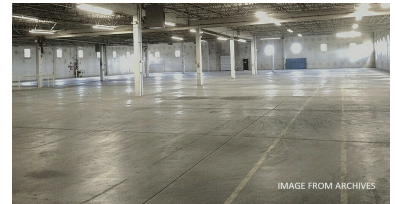
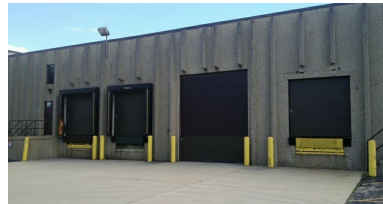


**7900 S. Route 31**  
Crystal Lake, IL 60014

**For Sale & Lease**

MLS #12566574

**INDUSTRIAL**



**FREESTANDING INDUSTRIAL 43,137 SF**

**SALE: \$4,350,000**

**LEASE: \$7.00 PSF NNN**

**Freestanding Industrial Building  
43,137 SF**

43,137 SF freestanding 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.

**Also available for lease:** \$7.00 psf NNN with \$1.61 psf Taxes and \$0.50 psf est. CAM.

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
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)
CAM & Taxes	\$1.61 psf Taxes / \$0.50 psf est. CAM (lease)
PIN #:	19-10-451-009 . 003

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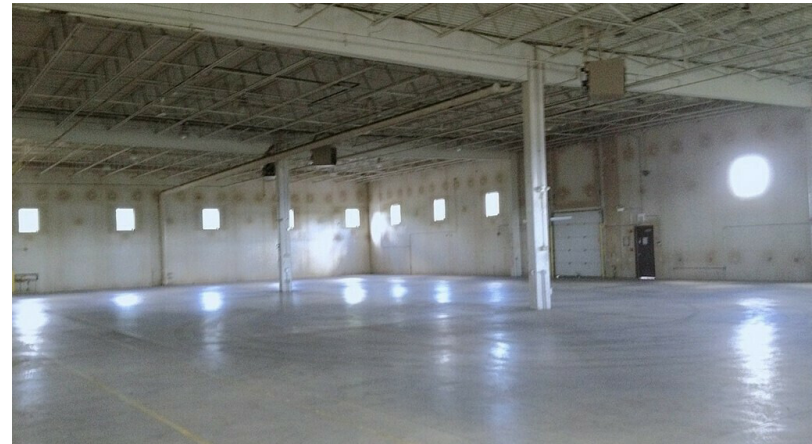
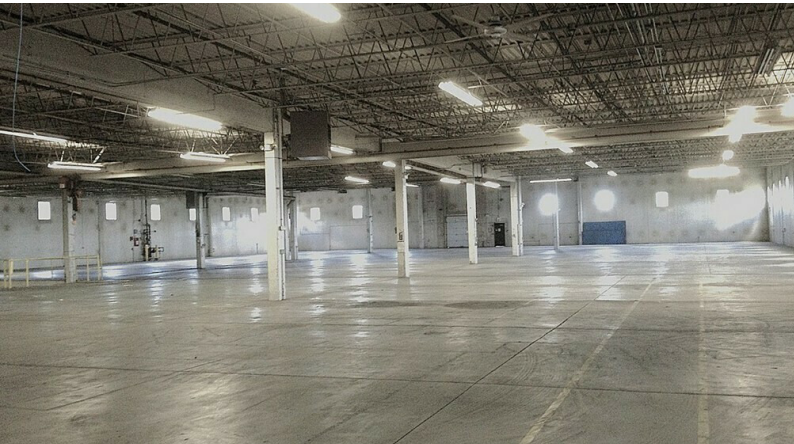
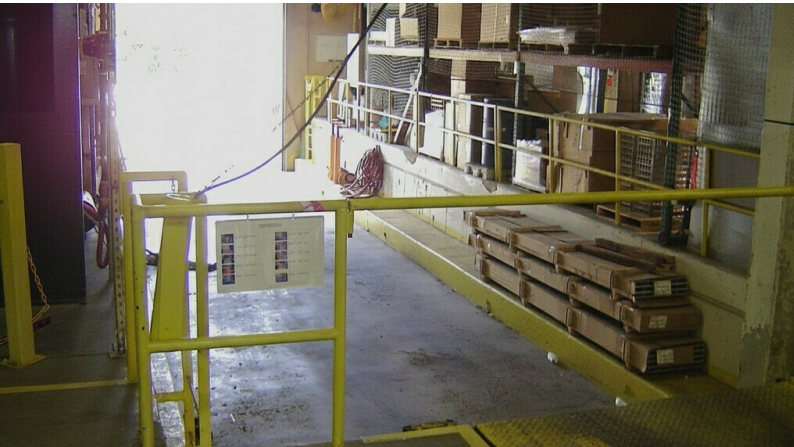
**Heather Schweitzer**  
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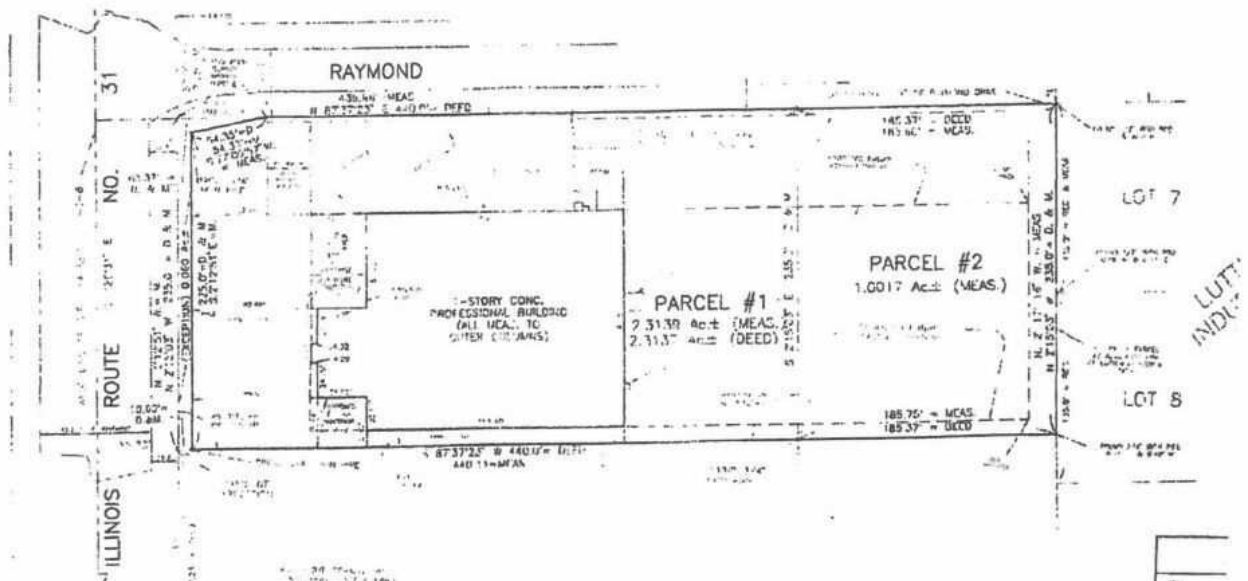
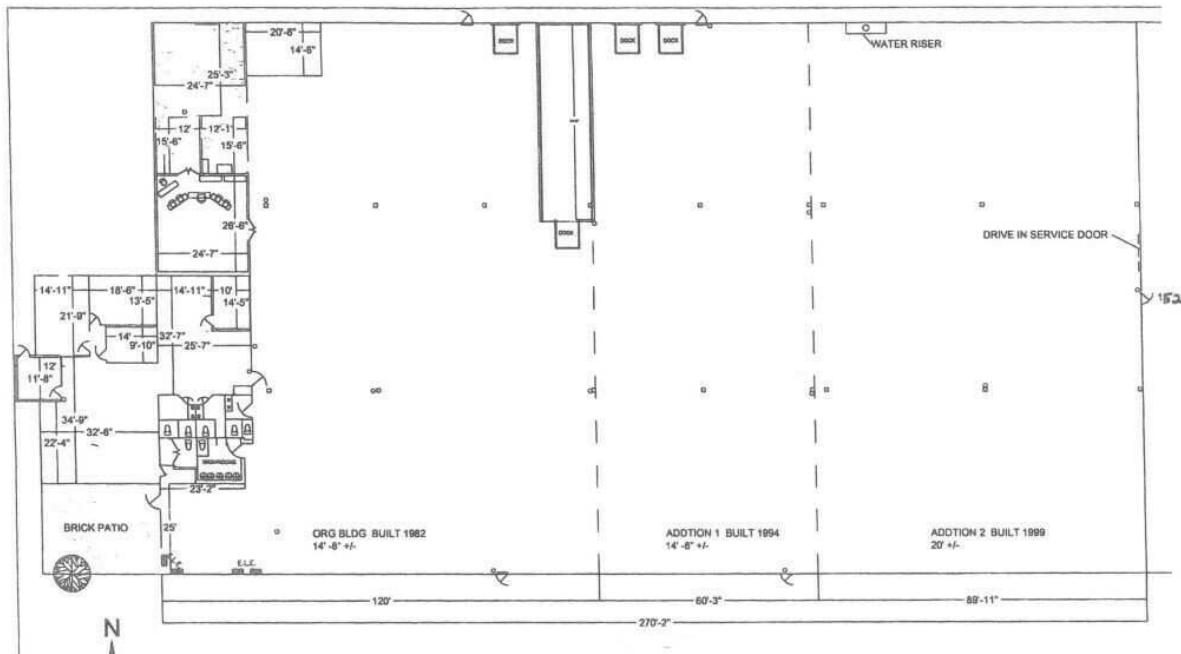
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**7900 S. Route 31**  
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