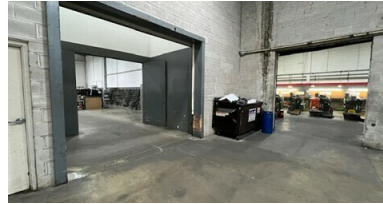
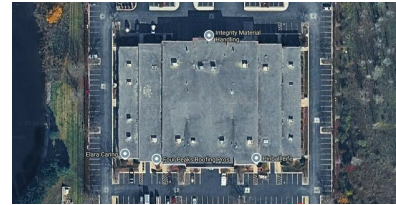


11956C, 11962F, 11976I, 11978J Oak Creek Pkwy  
Huntley, IL 60142

For Sale & Lease

MLS # (C) 12608608 (F) 12617720 (I) 12617736 (J) 12617753

INDUSTRIAL



INDUSTRIAL 3,410 - 20,384 SF

SALE: \$110 PSF LEASE: \$12 SF/YR MODIFIED GROSS

### HUNTLEY GATEWAY COMMONS

Contiguous Industrial Condo Units | For Sale or Lease

Four (4) industrial condo units available in Huntley Gateway Commons. Units are contiguous and can be combined, totaling 20,384 SF, offering flexibility for a wide range of SF available.

#### Unit Breakdown - PRICE REDUCED

- **11956 Unit C:** 6,437 SF= \$709,000 or \$12 PSF Modified Gross\*
  - **11962 Unit F:** 7,122 SF= \$783,000 or \$12 PSF Modified Gross\*
  - **11976 Unit I:** 3,410 SF= \$375,900 or \$12 PSF Modified Gross\*
  - **11978 Unit J:** 3,415 SF=\$375,900 or \$12 PSF Modified Gross\*
- \*(Tenant responsible for increases in CAM & real estate taxes)

#### Property Highlights

- Contiguous units – combine for SF Flexibility
- 18'-24' ceiling height
- Common dock access
- Units C & D have 14' x 16' drive-in doors
- Office buildout in C=1,200 SF F=1,500 SF I= 0 SF J=640 SF
- Mezzanine areas above office in Unit C & Unit F
- Condo association with common parking & shared loading
- Ideal for warehouse, distribution, or light manufacturing.

#### Why Huntley Gateway Commons?

- Strong growth corridor
- Easy access to major transportation routes (RT 14 & I-90)
- Professionally managed industrial environment

Building Size:	20,384 SF
Year Built:	2000
Office Size:	Varies per Condo
HVAC System:	GFA / AC in Office Areas
Electrical:	Varies per Unit
Washrooms:	Varies per Unit
Ceiling Height:	18-24'
Parking:	Common
DID's:	11956C(1), 11962F(1)
Dock:	Yes Common
Sewer/Water:	City/City
Zoning:	BP
Taxes:	C:\$17,875.44 / F:\$19,746.60 / I:\$9,927.76 / J:\$9,464.98
	\$2.80 psf
PIN #:	02-09-101-046(C) -048(F) -057(I) - 058(J)

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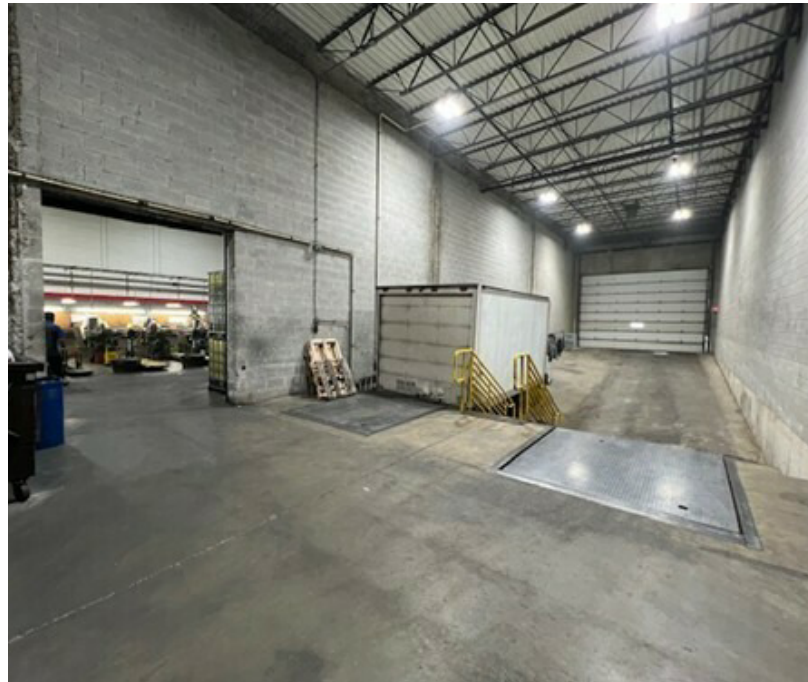
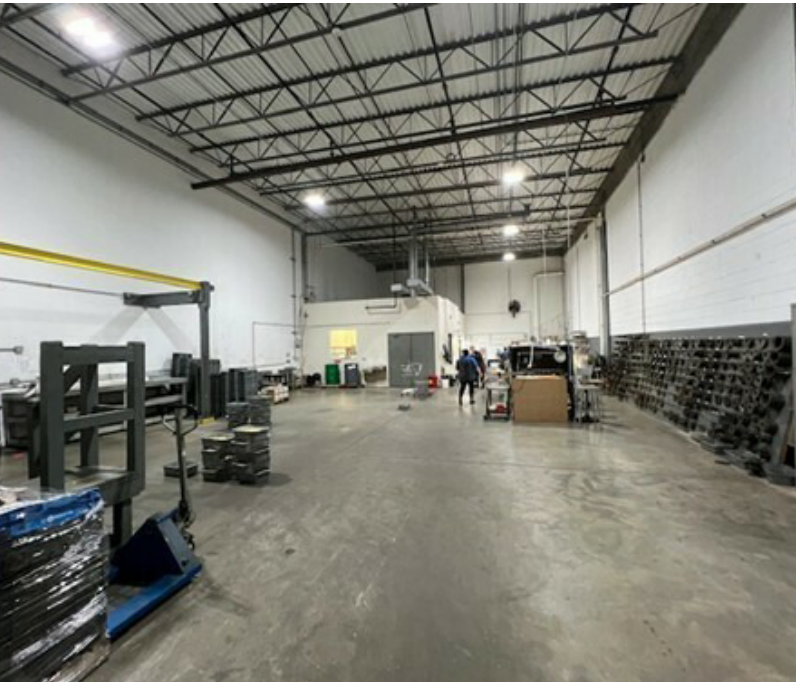
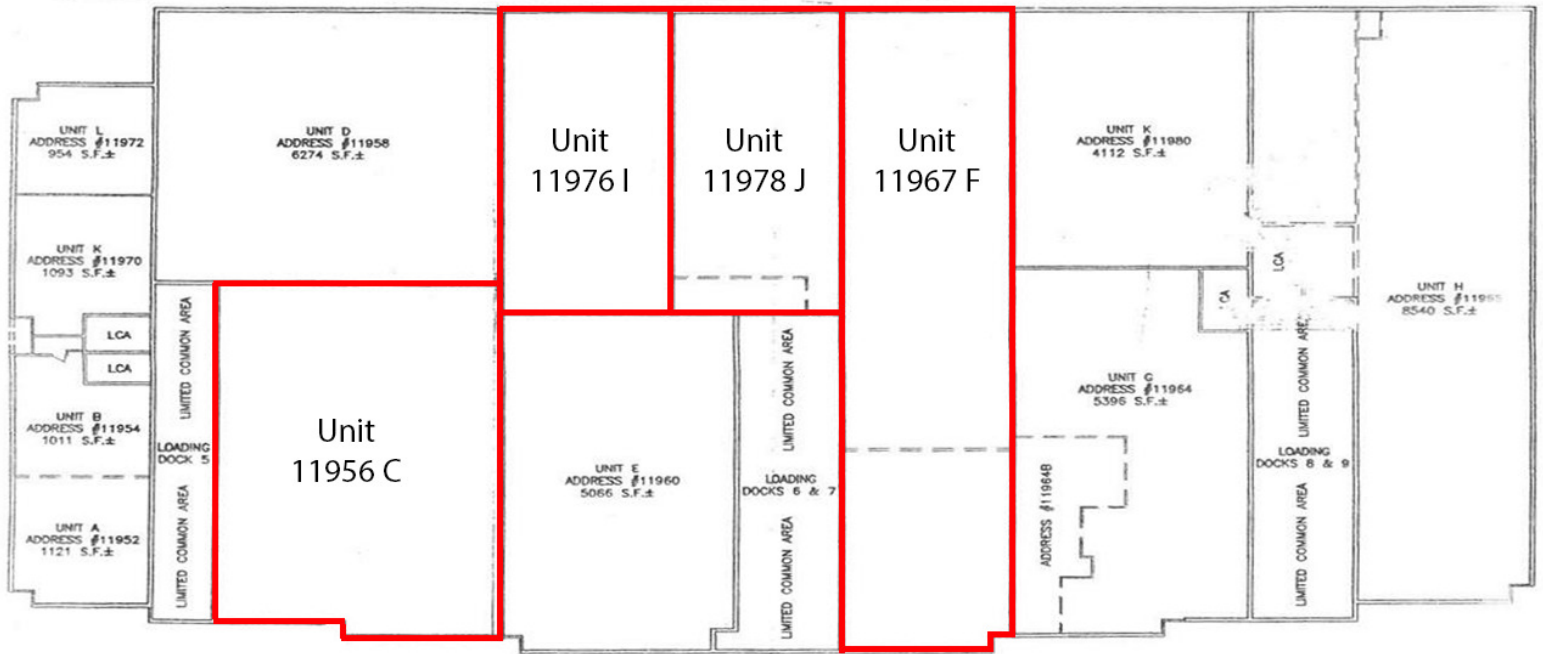
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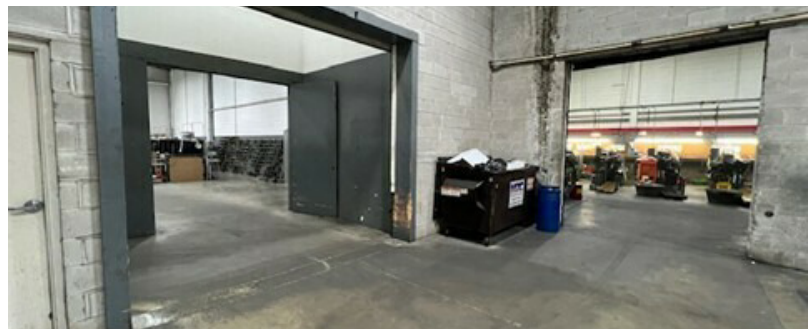
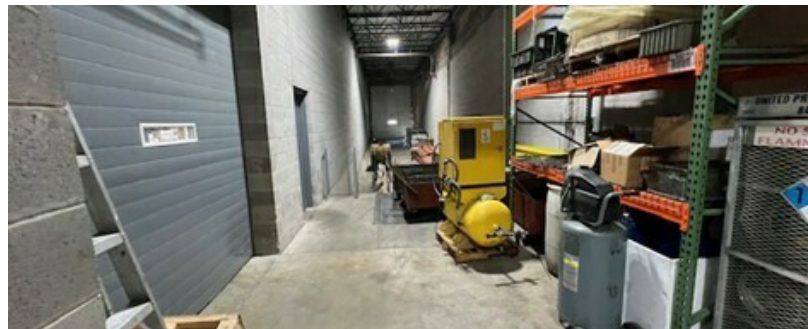
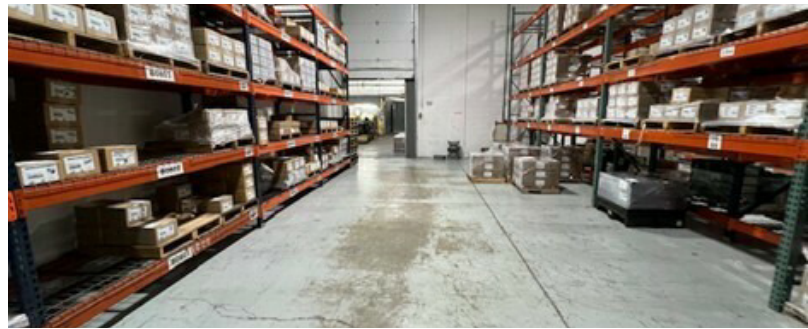
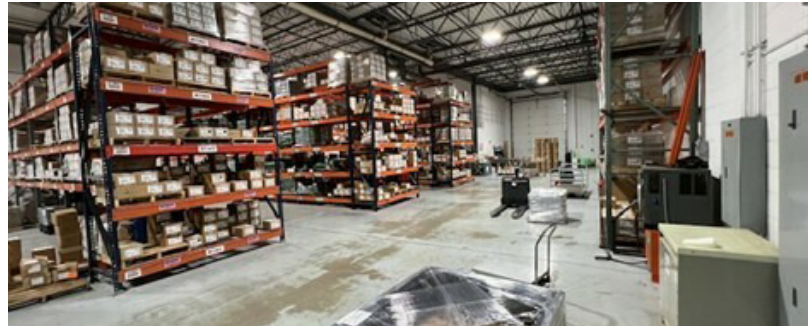
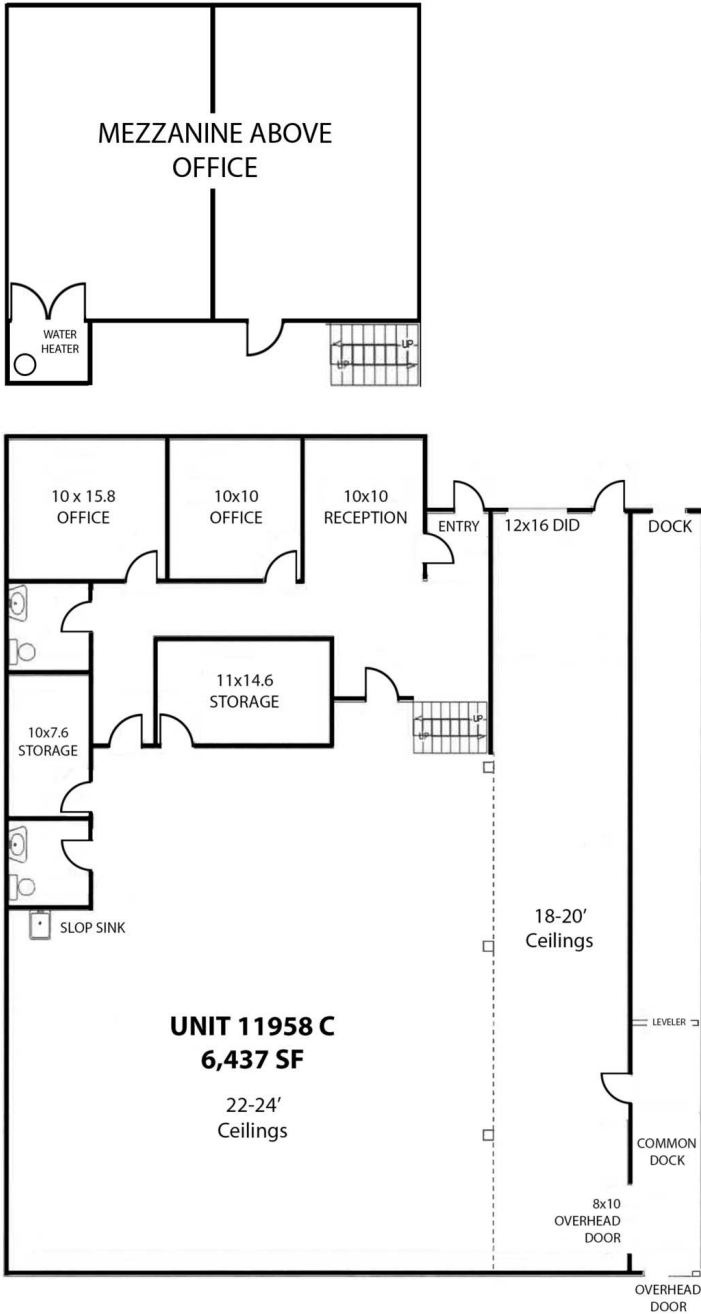
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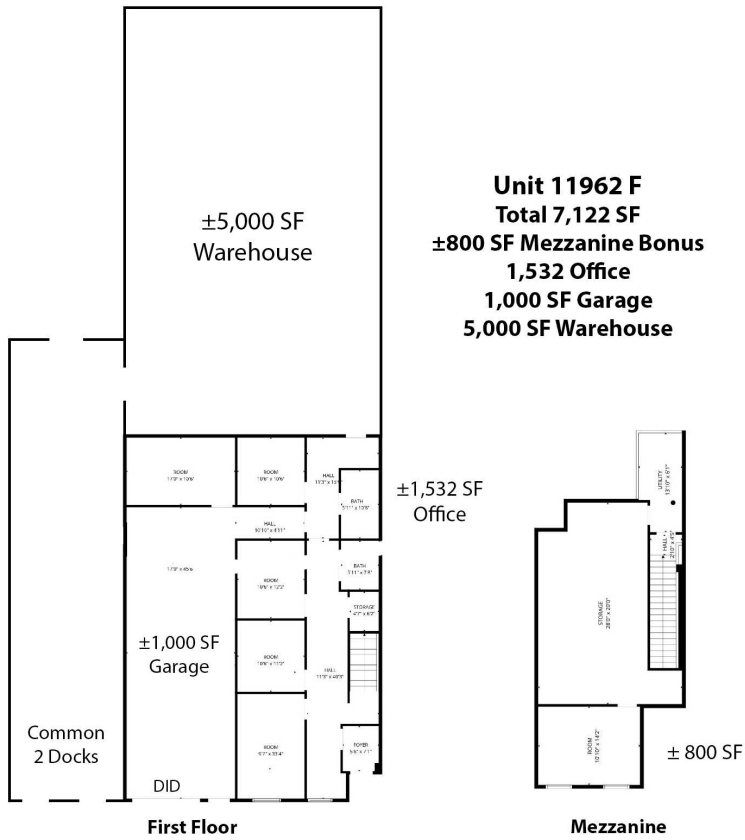
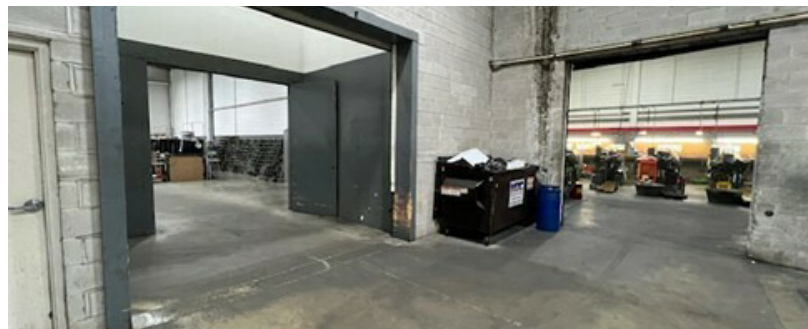
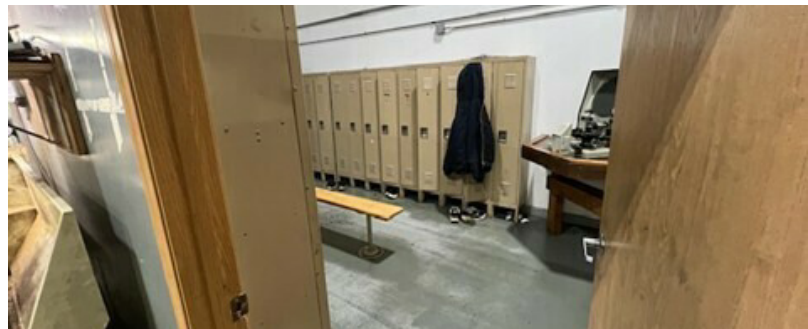
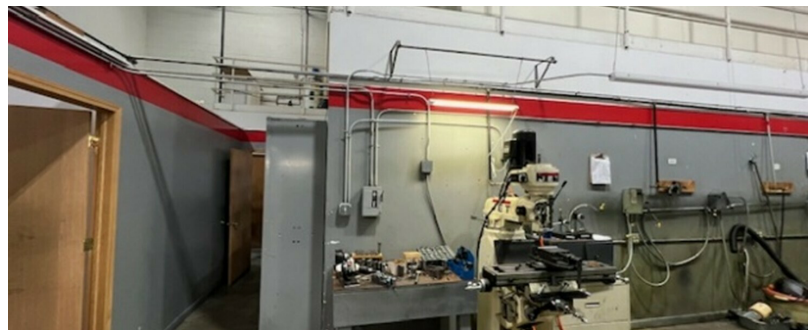
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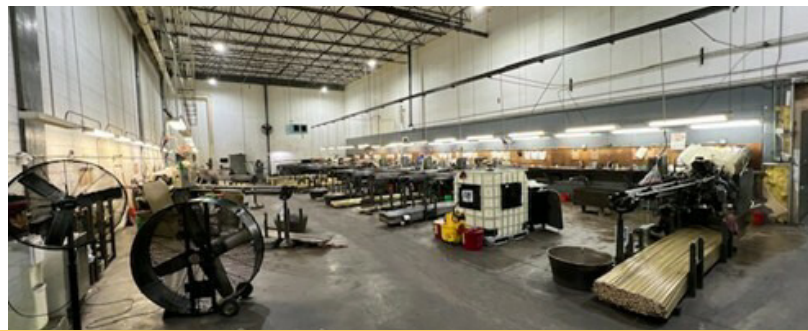
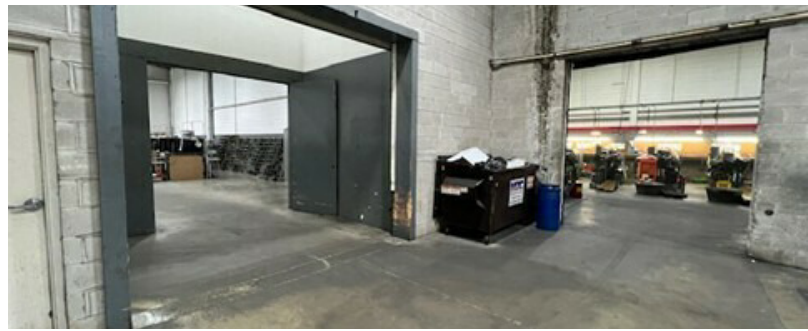
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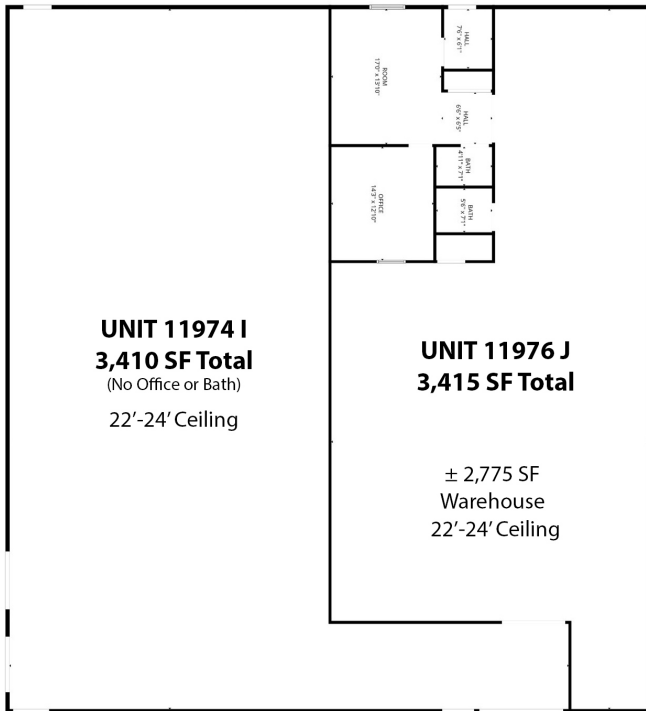
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± 640 SF  
Office



Unit 11972 L

Unit 11956 C

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