

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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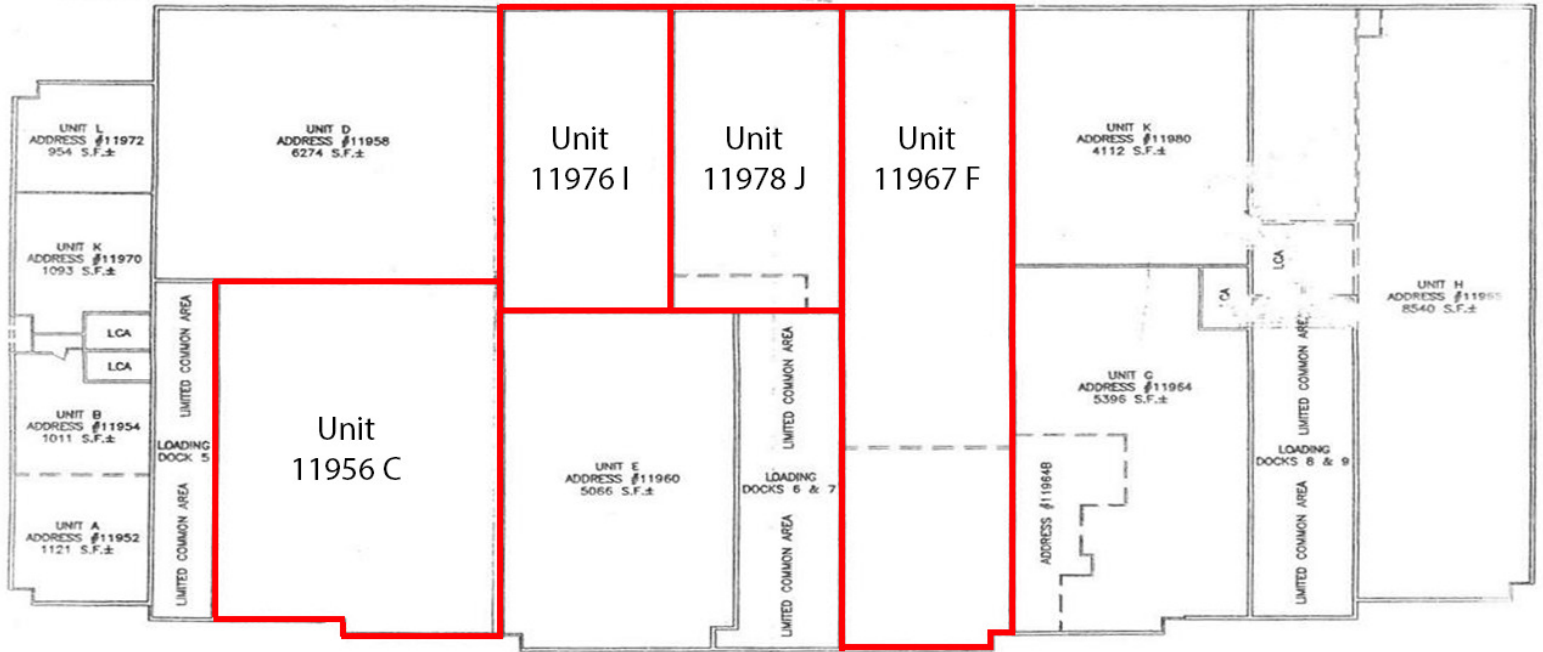
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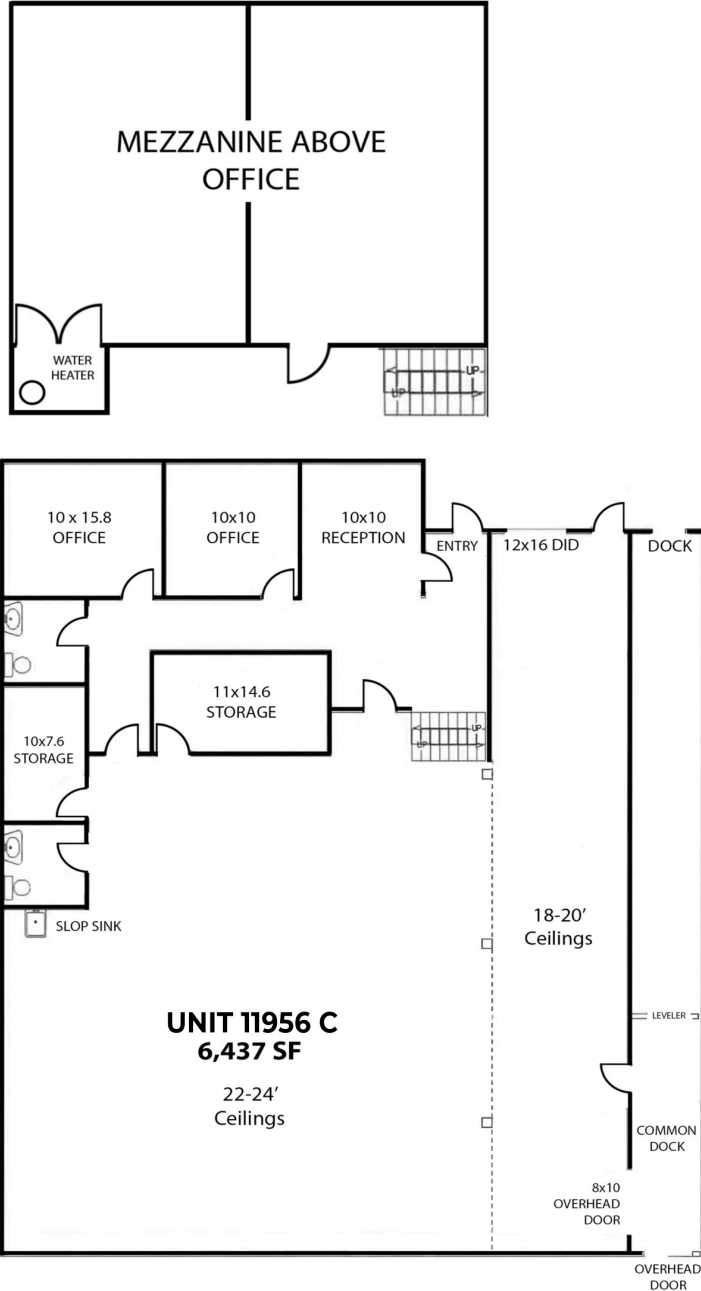
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Unit 11956 C

6,437 SF

\$709,000 or \$12 PSF Modified Gross*

* Tenant responsible for increases in CAM & Real Estate Taxes

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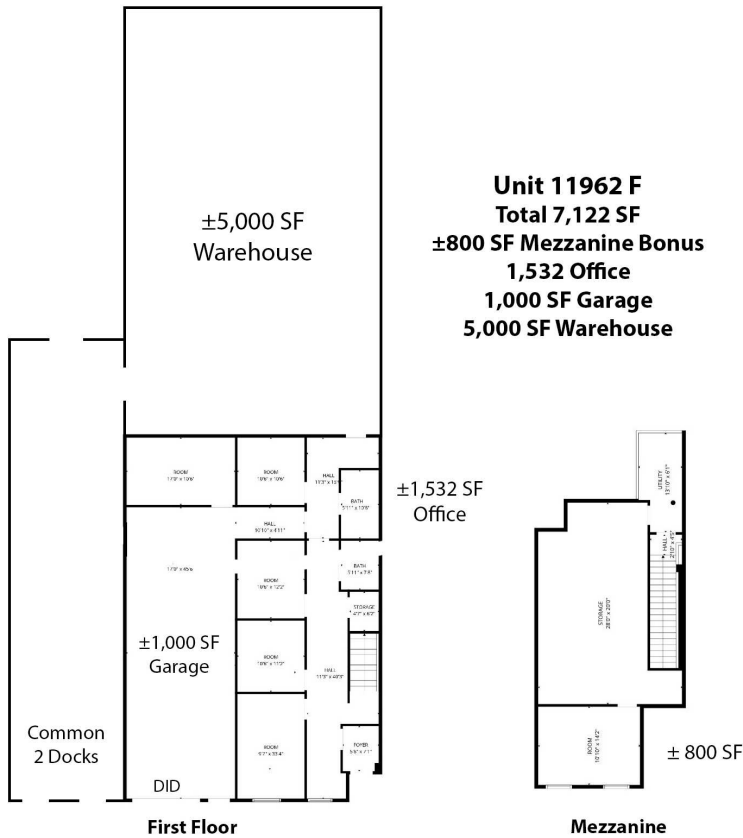
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Unit 11962 F
Total 7,122 SF
±800 SF Mezzanine Bonus
1,532 Office
1,000 SF Garage
5,000 SF Warehouse



Unit 11962 F

7,122 SF

\$783,000 or \$12 PSF Modified Gross*

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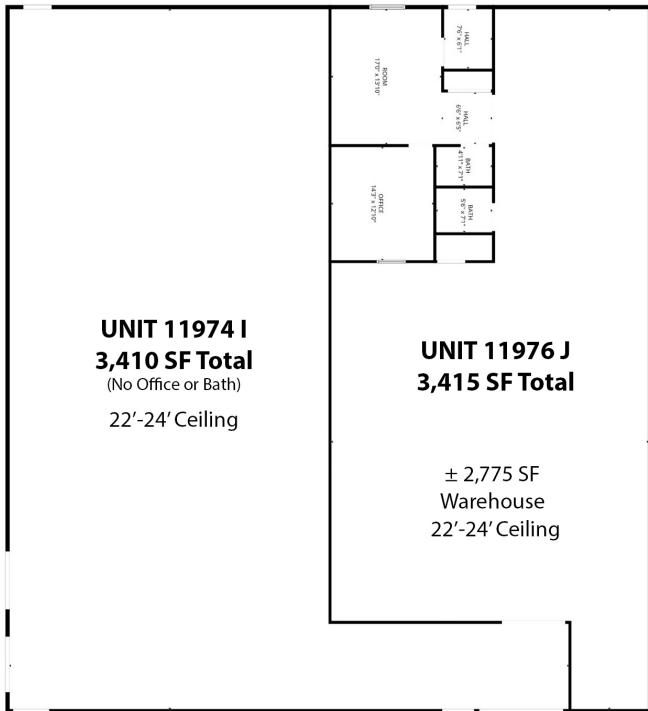
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INDUSTRIAL



± 640 SF
Office



Unit 11976 I

3,410 SF

\$375,900 or \$12 PSF Modified Gross*

** Tenant responsible for increases in CAM & Real Estate Taxes*



Unit 11978 J

3,415 SF

\$375,900 or \$12 PSF Modified Gross*

** Tenant responsible for increases in CAM & Real Estate Taxes*

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