

4901 Prime Pkwy
Mchenry, IL 60050

For Sale

MLS #12720760

INDUSTRIAL



FREESTANDING INDUSTRIAL BUILDING 25,000 SF

\$2,750,000

**FREESTANDING INDUSTRIAL BUILDING
25,000 SF**

25,000 SF Freestanding masonry and pre-cast industrial building on huge 1.8 acre site built in 2 stages. 22ft warehouse ceilings, mezzanine for storage above office. Modern offices with 3 privates, open area, and kitchen. 2 docks with levelers, (3) 12x14 DIDs. Additional makeup air system.

Located in attractive McHenry Corporate Center Business Park. A rare find in this market. \$110 psf.

Seller moving to larger building.
SBA loan available with as little as 10% down.

Specifications

Land Size:	79,374 SF
Year Built:	1998 / Addition Added 2018
Office Size:	1,848 SF
HVAC System:	GFA / Central Air (Office)
Electrical:	400 Amp / 3 Phase
Washrooms:	3 Handicapped
Ceiling Height:	22 ft
Parking:	26
DID's:	(3) 12'x14'
Dock:	2 w/ Levelers
Sewer/Water:	City / City
Zoning:	I-1
Taxes:	\$54,916.88 (2025)
PIN #:	14-10-154-015

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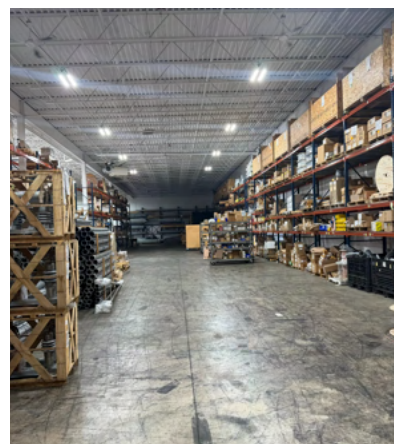
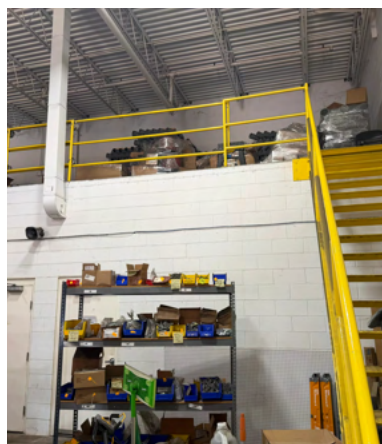
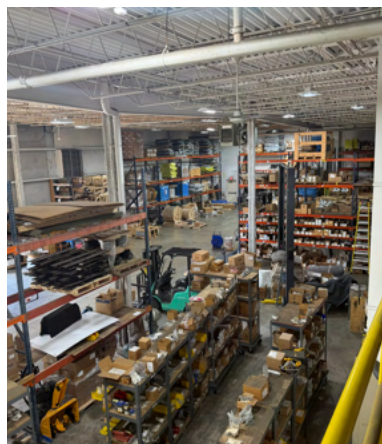
Bruce Kaplan
Senior Broker

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PREMIER
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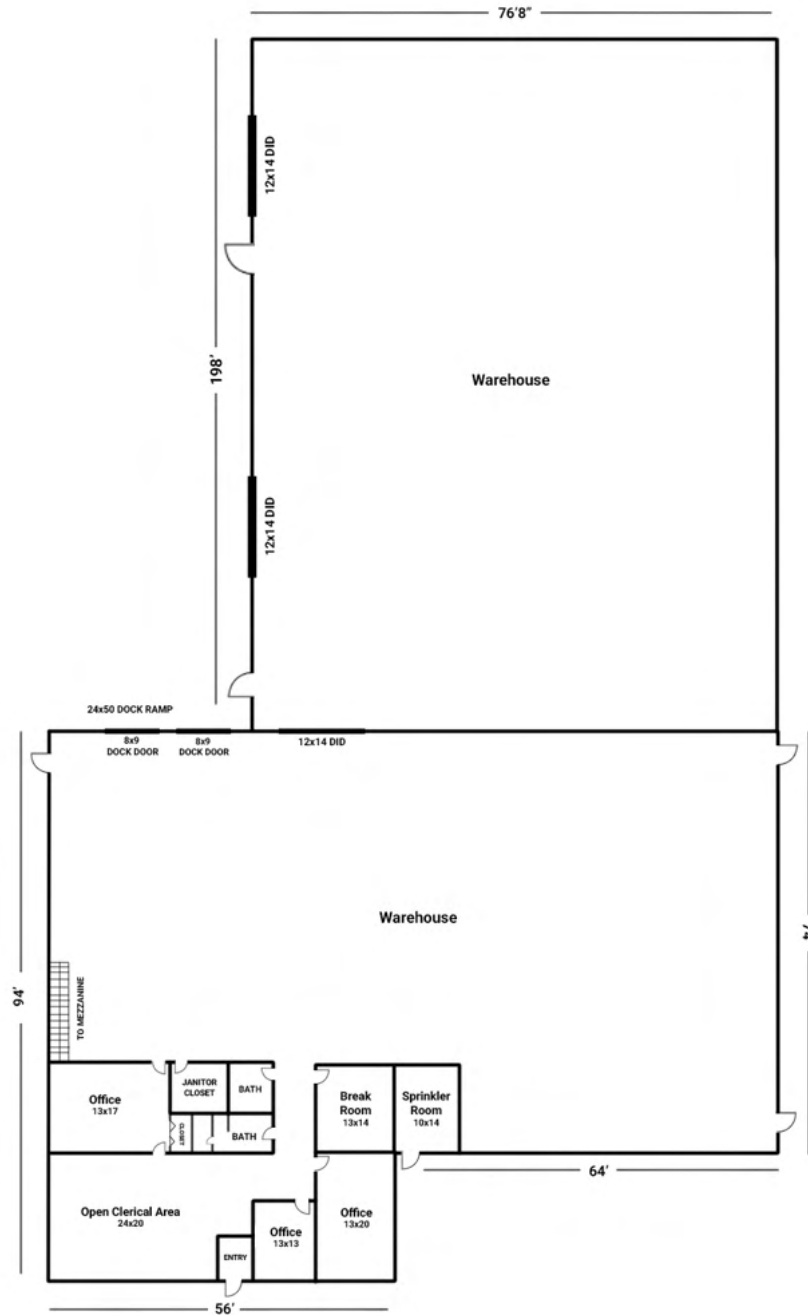
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