

11461-11471 Allison Ct

Huntley, IL 60142

For Lease

MLS #12741192

INDUSTRIAL



INDUSTRIAL CONDO 8,702 SF

\$12.50 SF/YR OR \$9,065/MO (GROSS)

INDUSTRIAL CONDO 8,702 SF

Industrial condo offering 8,702 SF across two contiguous units, providing a versatile layout for warehouse, distribution, manufacturing, or contractor operations. Approximately 1,784 SF finished office space, featuring multiple private offices, a large open office area, kitchenette, and two half bathrooms.

The warehouse features 23' ceiling, a depressed loading dock with an 8' x 10' overhead door, and two 12' x 12' drive-in doors for efficient loading and access. The warehouse is heated, while the office area is fully heated and air conditioned.

Well-maintained and move-in ready, this property offers an excellent opportunity for owner-users or investors seeking functional industrial space in a highly versatile layout.

Specifications

Building Size:	8,702 SF
Year Built:	2001
Office Size:	± 1,800 SF
HVAC System:	AC Office / GFA
Electrical:	100-200 Amps, 3 Phase
Sprinklers:	Yes
Washrooms:	2
Ceiling Height:	23' in Warehouse
Parking:	Common
DID's:	(2) 12'x12'
Dock:	(1) 8'x10'
Sewer/Water:	City/City
Zoning:	M
Taxes:	Included
CAM:	Included

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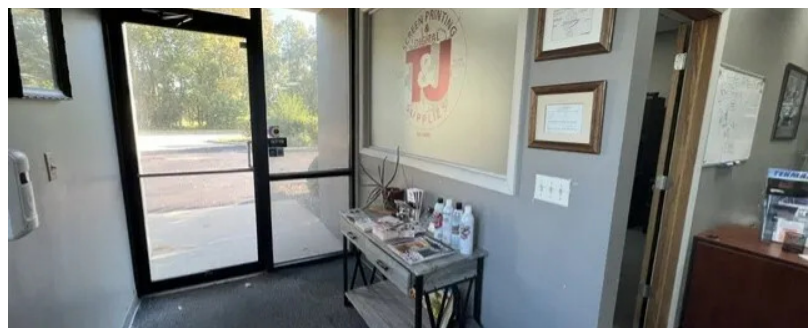
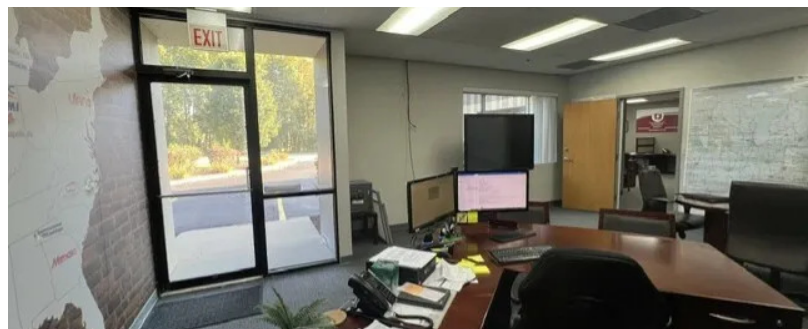
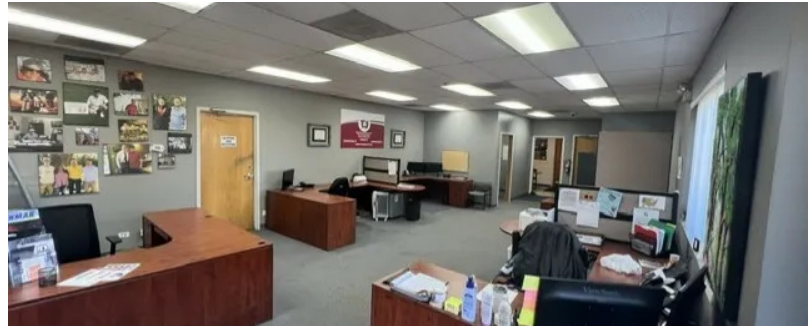
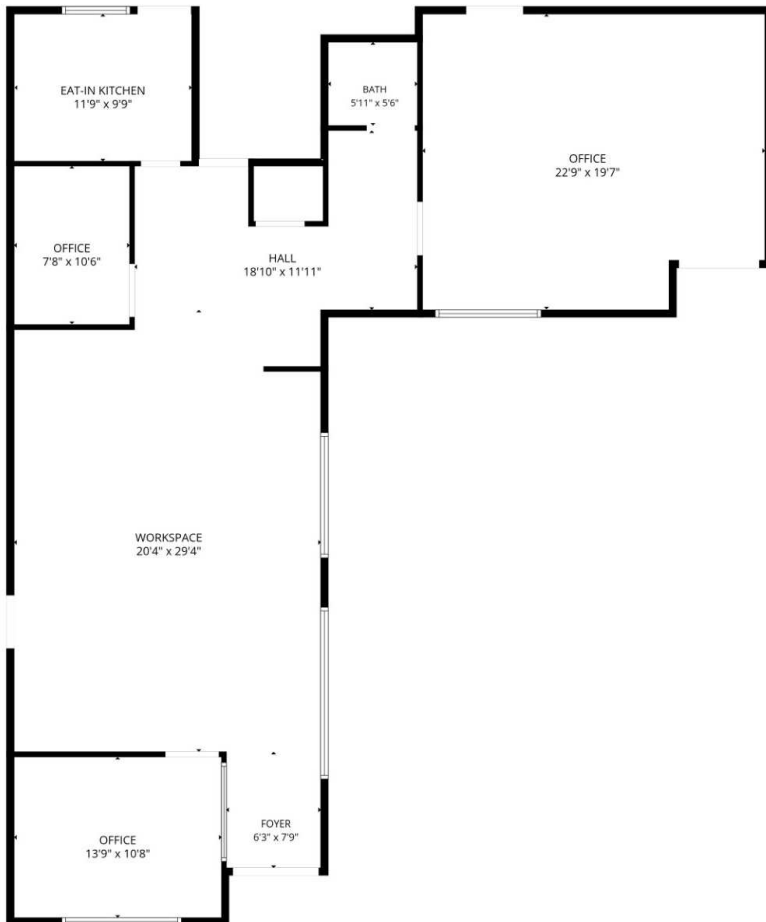
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