

11962F OAK CREEK PKWY.
HUNTLEY, IL 60142



SALE: \$605,500 | LEASE: \$12 PSF MOD. GROSS



PROPERTY DESCRIPTION

INDUSTRIAL CONDO
7,122 SF

PRICE REDUCED

Industrial condo for sale in Huntley Gateway Commons.

11962 Unit F: 7,122 SF

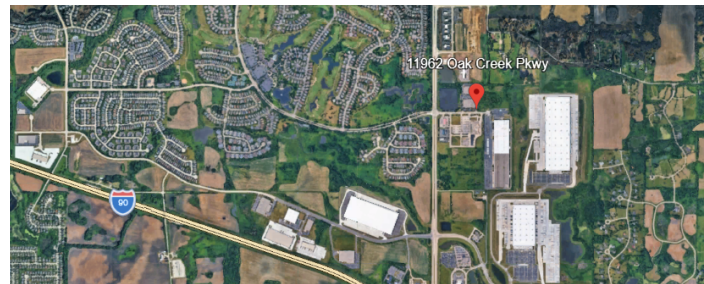
Sale: \$605,500 *As-Is* Lease: \$12 PSF (\$7,122/mo) Modified Gross. Tenant responsible for utilities and increase in CAM & real estate taxes.

Property Highlights

- 18-24' ceiling height
- Common dock access
- Office w/ 3 Privates & Bath
- Mezzanine area above office
- Common parking & dock
- Ideal for warehouse, distribution, or light manufacturing

Why Huntley Gateway Commons?

- Strong growth corridor
- Easy access to major transportation routes (RT. 47 & I-90)
- Professionally managed



SPECIFICATIONS

✓ MLS:	#12617720
✓ Building Size:	20,384 SF
✓ Year Built:	2000
✓ Office Size:	1,500 SF
✓ Electrical:	2 Panels 240 & 480V, 3 Phase
✓ Washrooms:	2
✓ Ceiling Height:	18-24'
✓ DIDs:	1
✓ Docks:	Yes, Common
✓ Sewer/Water:	Septic / City Water
✓ Zoning:	BP
✓ Taxes:	\$19,746.60 (2025)
✓ Association Per Month:	\$528.22
✓ PIN:	02-09-101-048

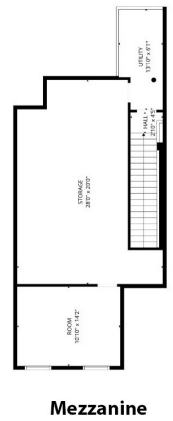
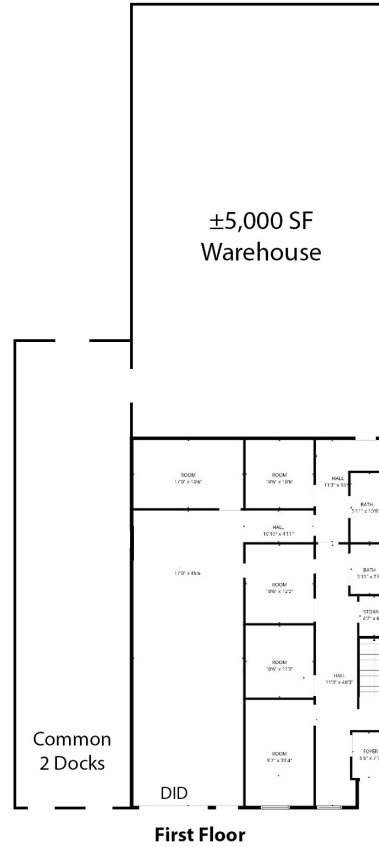
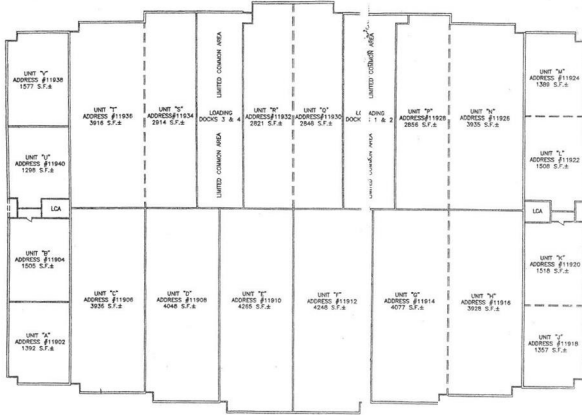
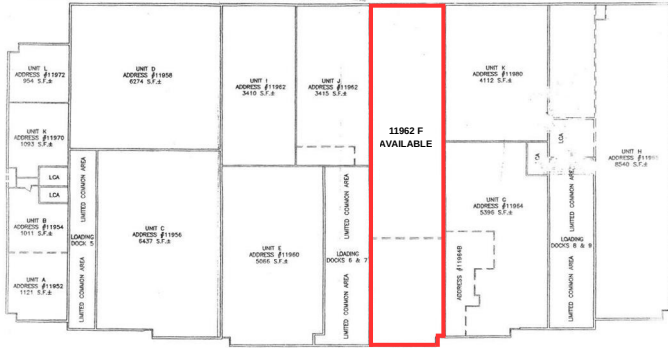
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