

FOR SALE

INDUSTRIAL BUILDING 17,500 SF 5 Ton Bridge Crane

PRICE REDUCED 17,500 SF expandable nine year old pre-engineered steel building with 2500 SF concrete mezzanine (not included in SF). 22-23' ceilings with 5 ton bridge crane. 12x14 DID plus interior truck dock with leveler. Well lit and clean shop. Compressed and welding airlines, CAT 5 communications and CAT 6 data lines. Furniture negotiable. Phone system and racking can stay. 2500 SF office with 7 private offices, conference room, break room and clerical area with cubicles. See photos and layout. Owner prefers to move toward the end of the year, but will close sooner and lease back until then. Expandable to 27,250 SF per owner. Visit Premier Commercial Realty website to see more listings.

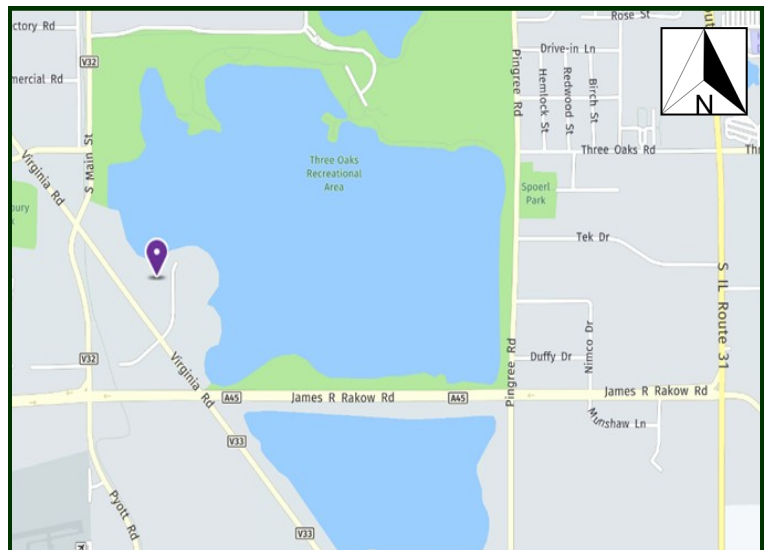
PROPERTY SPECIFICATIONS

Description:	Freestanding Steel Building
Year Built:	2009
Building Size:	17,500
Land Size:	1.27 Acres
Office:	2,500 SF
HVAC System:	GFA and Radiant Heat
Power:	400 amps, 460 volt, 3 phase
Sprinklered:	Yes
Floor Drains:	No
Ceiling Height:	22' - 23'
Environmental:	TBA
Parking:	25 Spaces
Washroom(s):	2
Truck Docks:	1 Interior w/ Leveler
Drive-in-Doors:	1 12x14
Sewer: City	Water: City
Possession:	Negotiable
Zoning:	M
Real Estate Taxes:	\$28,524 (2017)
Sale Price:	\$1,390,000 (\$79.43 psf)
PRICE REDUCED	\$1,207,500 (\$69.00 psf)



PRICE REDUCED ! ONLY \$69 PSF

MLS: 09934359



DIRECTIONS: Route 14 to Virginia, south to Dartmoor, Last building on left.

PIN: 19-09-353-004 & 005

October 2, 2018

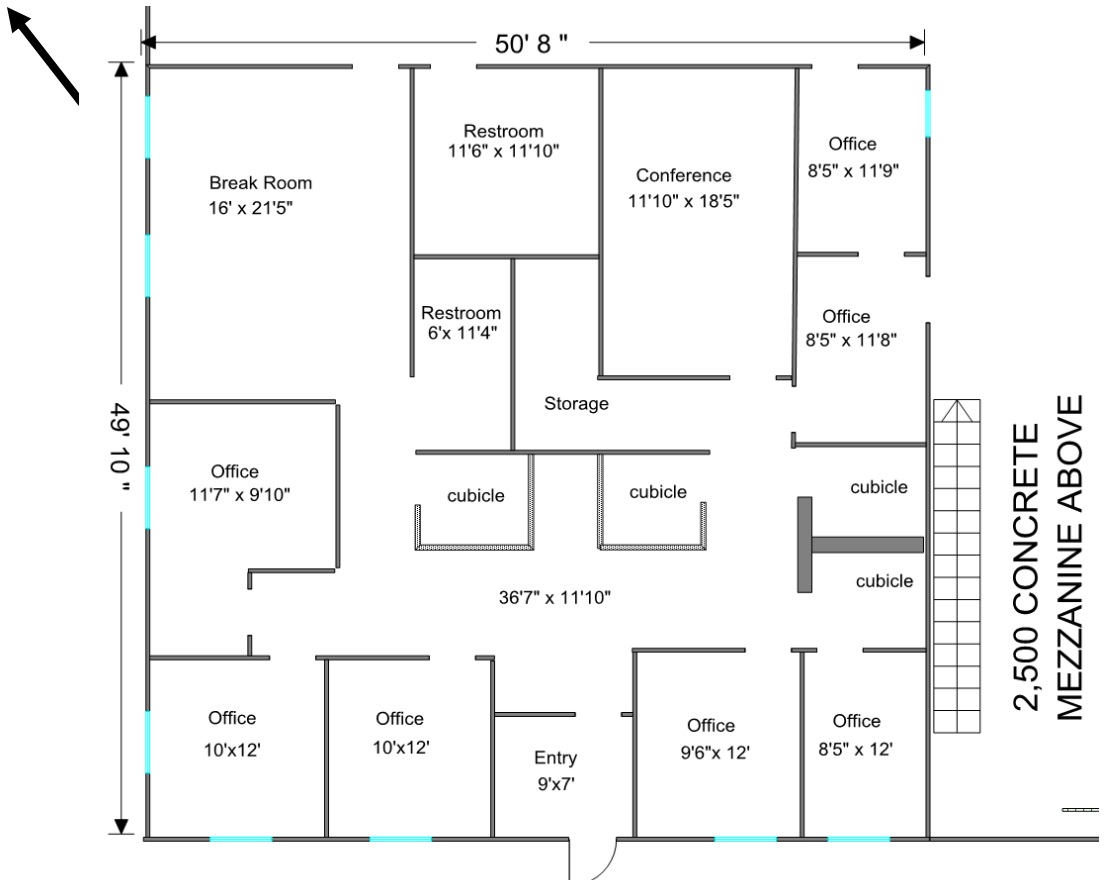
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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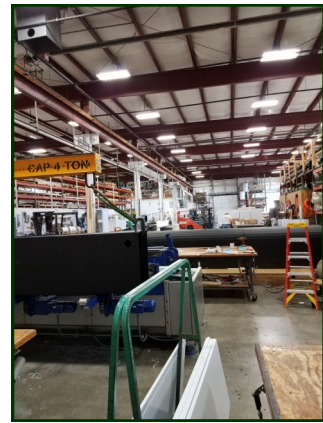
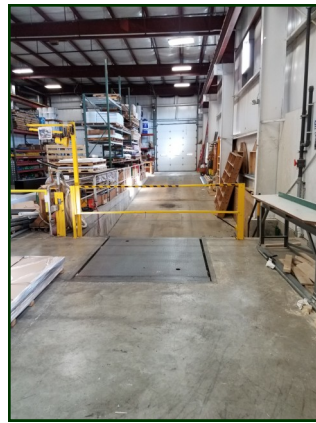
440 S Dartmoor Drive
Crystal Lake, IL 60014



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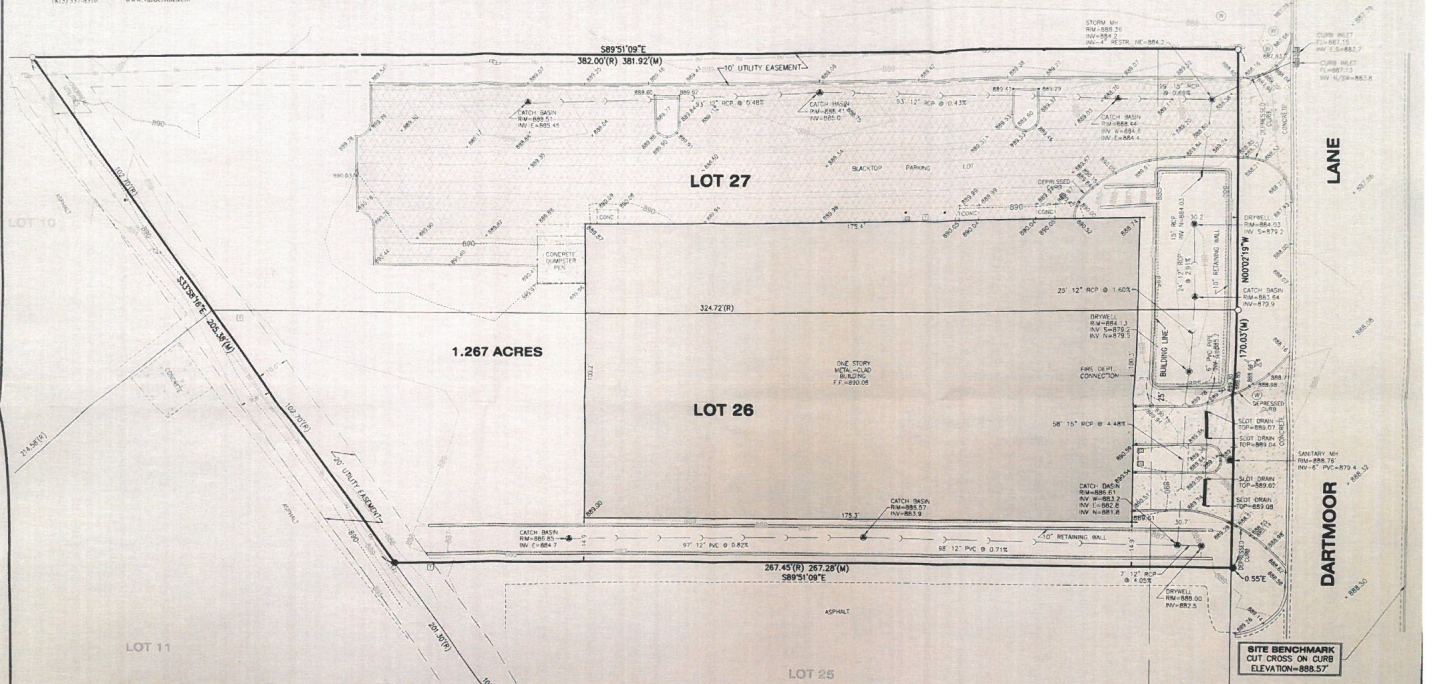


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TOPOGRAPHIC SURVEY

Lots 26 and 27 on Virginia Road Properties Phase-Two, being a Subdivision of part of the West Half of the Southwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat thereof, recorded August 12, 1977 as Document No. 704736, in McHenry County, Illinois.



PROJECT BENCHMARK
STATION "PYDIT" ELEV=886.88 NAVD88
MCHEERY COUNTY SURVEY CONTROL NETWORK
ALUMINUM DISK STAMPED RING LOCATED 37 FEET EAST OF THE CENTERLINE OF PYDIT ROAD ACROSS THE STREET FROM ALL-SAFE STORAGE, 144 FEET NORTHEASTLY OF UTILITY POLE AT THE SOUTHEAST CORNER OF ALL-SAFE STORAGE.

- LEGEND**
- FOUND IRON BAR
 - FOUND DOWN GUY
 - FIRE HYDRANT
 - BOLLARD
 - WATER VALVE
 - TELEPHONE SERVICE
 - WATER VAULT
 - GAS METER
 - UTILITY POLE
 - AIR CONDITIONER
- CURB GRADES SHOWN ARE TOP/BACK OF CURB

CLIENT: CHARLES RIVER DEVELOPMENT
DRAWN BY: ST CHECKED BY: MLV
SCALE: 1/320 SEC: 9 T: 43 R: 8 E
BASIS OF BEARING: ASSUMED
P.I.N.: 19-09-353-004.005
JOB NO.: 080523 I.D. ASB
FIELDWORK COMP.: 5/20/09 BK: 78 PG: 51
ALL DIMENSIONS SHOWN IN FEET AND DECIMALS REF: 880204
PARTS THEREOF CORRECTED TO BE F.



STATE OF ILLINOIS) S.S.
COUNTY OF MCHEERY)

We, Vanderstappen Surveying, Inc. do hereby state that we have caused the above described property to be topographically surveyed and that the plat hereon drawn is a correct representation of said topography.

This is not a Boundary Survey.

Dated at Woodstock, McHenry County, Illinois 5/21 A.D., 20 09

Vanderstappen Surveying & Engineering, Inc.
Design Firm No. 184-002792

By: *Wm. J. Vanderstappen*
Illinois Professional Land Surveyor No. 2709