

345 MEMORIAL DR, UNITS A&B CRYSTAL LAKE, IL 60014

FOR SALE OR LEASE

PRICE REDUCED

MLS #10531063

October 29, 2020



INDUSTRIAL FLEX — 32,889SF
Divided into 2 Spaces

SALE: ~~\$2,199,000~~ \$1,950,000 (\$59.29 psf)
LEASE: \$8.00 psf Modified Gross

DESCRIPTION

High image building in Crystal Lake's premier business park within walking distance to the Pingree Road Metra train station. The park includes medical, office and industrial properties.

For Sale: 32,889 SF building divided into (2) spaces. (9,550 SF and 23,339 SF).

Unit A: 9,550 SF (leased through 2025) professional 3,300± SF office w/ large open reception & clerical area, (4) private offices, large conference room & kitchenette. (3) baths (1 w/shower) and 6,250± SF warehouse w/22' ceilings, 12x14' DID and (1) interior dock.

Unit B: 23,339 SF ideal for a corporate headquarters (available for lease or for owner/user). Stunning entry leads to a large multi-purpose room, conference room or to the (20) private offices. There is also a 6,932 SF warehouse with (2) interior truck docks, (1) DID, heavy power and ample 55 space parking. Owner is willing to divide Unit B and negotiate eliminating some office and convert to warehouse to suit buyer's needs.

See photos and layout. Monument and building signage available. Contact Broker for additional information.

View Video Tour at: <https://youtu.be/cPfpYQvi-h0>

SPECIFICATIONS

Description	Industrial Flex Building
Building Size	32,889 SF
Land Size	2.17 AC
Year Built	1993
Office - 19,707 SF Combined	Unit A: 3,300 SF Unit B: 16,407 SF
Warehouse - 13,182 SF Combined	Unit A: 6,250 SF Unit B: 6,932 SF
HVAC System	GFA / Central Air
Electrical	600 AMP, 208 V, 3-Phase
Sprinkled	Yes
Washrooms	Unit A: (3) 1 w/shower Unit B: (2) multi-stall
Truck Docks - 3 Total	Unit A: 1 Interior Unit B: 2 Interior
DIDs - 2 Total	Unit A: (1) 12x14' Unit B: (1) 12x14'
Sewer/Water	City
Zoning	M PUD
PIN Number	19-04-302-002
RE Tax (stops with lease)	\$57,098.34 (2019)
CAM	Included

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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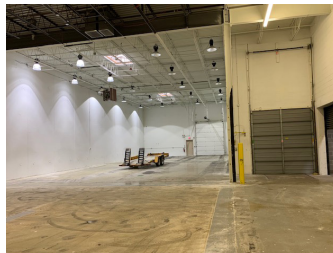
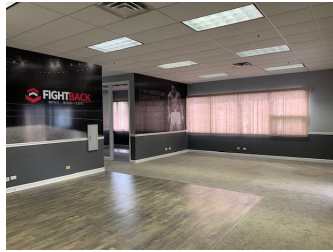
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UNIT A



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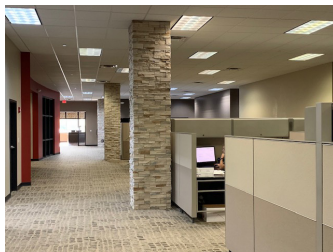
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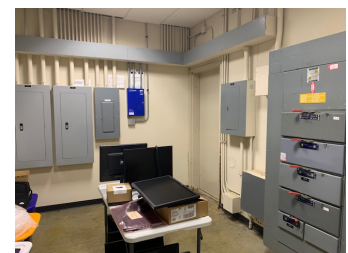
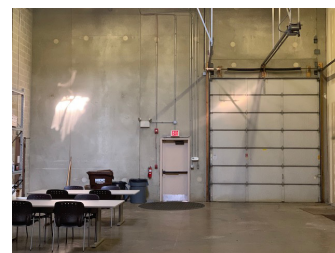
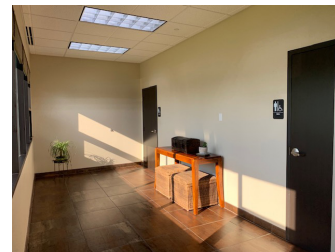
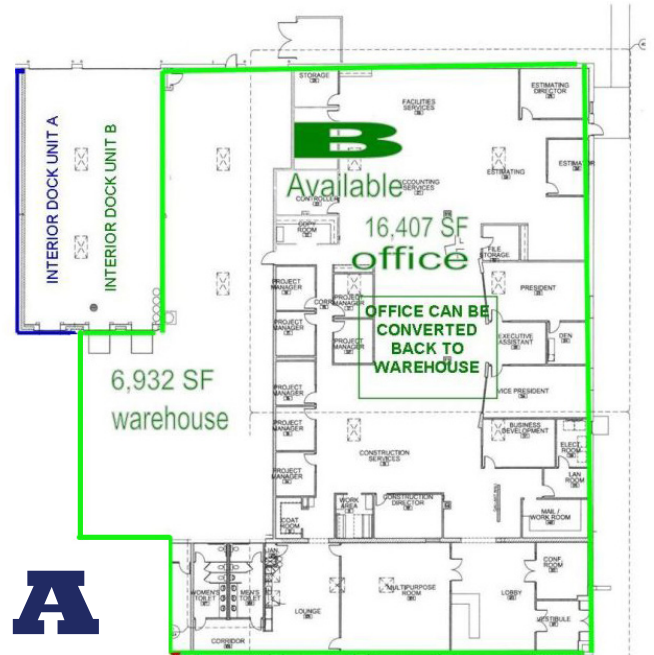
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FLOOR PLAN



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