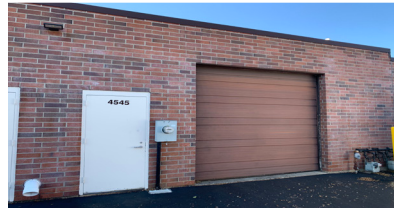


4545 PRIME PARKWAY McHENRY, IL 60050

FOR SALE

MLS # 10935011

November 18, 2020



INDUSTRIAL CONDO 1,788 SF

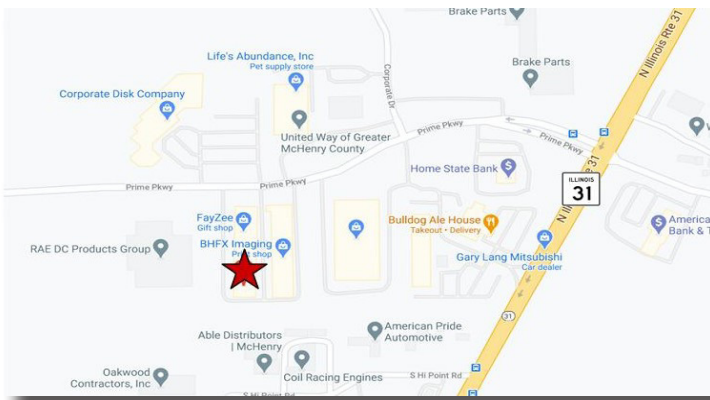
\$123,372 (\$69. psf)

DESCRIPTION

1,788 SF industrial condo with 360 SF office/showroom in front with (1) bath and approx. 1,428 SF warehouse space. Fully air conditioned. There are at least 11 live 220V outlets along with airline infrastructure in place because this was a former machine shop. (1) 10x10 DID and a common truck dock in the complex. Association dues are \$147/mo. Ideal for a contractor or small business in need of office and warehouse. Interest rates are low and SBA financing can offer 10% down for a qualified buyer.

SPECIFICATIONS

Description	Industrial Condo
Condo Size	1,788 SF
Year Built	1993
Office/Showroom	364 SF
HVAC System	GFA / Central Air
Electrical	200 AMP · 3 Phase · 220V
Sprinklers	No
Washrooms	1
Ceiling Height	11 FT
Parking	4
DID's	(1) 10x10
Truck Dock	1- common
Floor Drains	Yes (not triple basin)
Sewer/Water	City
Zoning	I-1
RE Taxes	\$3,660.34 (2019)
Association Dues	\$147/mo.
PIN	14-10-256-007



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.

PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

CLICK HERE
to view our website

KEVIN KAPLAN
Associate Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920

KevinK@PremierCommercialRealty.com

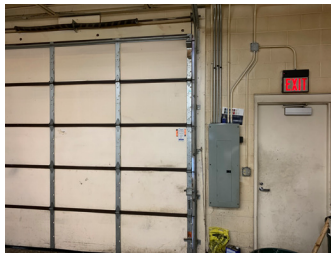
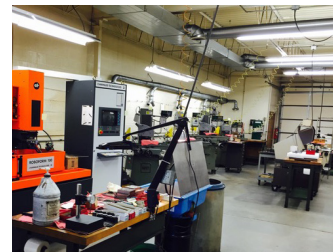
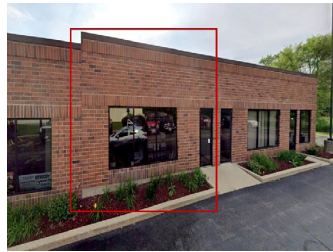
9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

BRUCE KAPLAN
Senior Broker
Office: 847-854-2300 Ext 20
Cell: 847-507-1759

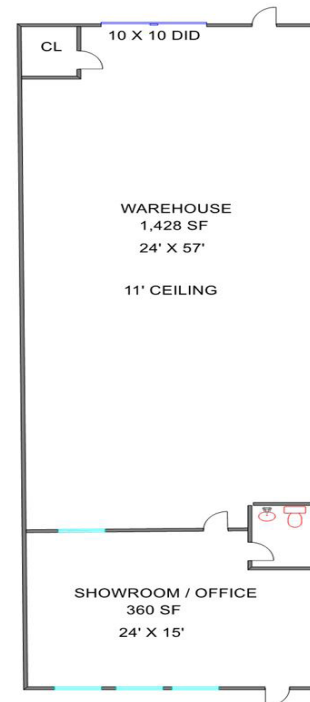
BruceK@PremierCommercialRealty.com

4545 PRIME PARKWAY McHENRY, IL 60050

FOR SALE



UNIT 4545 1,788 SF



Measurements Approximate



PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380