

5005 McCULLOM LAKE RD.
MCHENRY, IL 60050

FOR SALE

MLS # 10893698

March 1, 2021



**INDUSTRIAL OFFICE / WAREHOUSE
9,279 SF PLUS MEZZANINE**

\$475,000 (\$51.19 psf)

DESCRIPTION

9,279 SF freestanding masonry manufacturing / office / warehouse building. Main floor includes a 7,188 SF showroom/office/manufacturing space with 10' ceilings, 200 amp /220V 3 Phase power, an 8'x8' DID and clear span warehouse space. Also includes a newly installed drop ceiling and modern efficient LED lighting. Second floor office / break room is approx 2,091 SF and includes a kitchenette, bathroom and extra storage. Approx. 15 outside parking spaces. Newer furnace and monument signage with McCullom Lake Road frontage. Ideal for trades, E-commerce, light manufacturing, office staff or any other business needing office and warehouse. See layout.

SPECIFICATIONS

Description	Freestanding Industrial Flex
Building Size	9,279 SF
Land Size	.48 AC (20,909 SF)
Year Built	1967
Office/Showroom	3,350 SF
HVAC System	GFA / Central Air
Electrical	200 AMP, 220V, 3 phase
Sprinkled	No
Washrooms	5
Ceiling Height	10 FT
Parking	15
DID's	(1) 8' x 8'
Floor Drains	No
Sewer/Water	Well and Septic
Zoning	M1
RE Taxes	\$12,814 (2019)
PIN Number	09-22-102-005

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,260	30,315	59,816
Avg Household Income	\$63,214	\$70,812	\$76,577

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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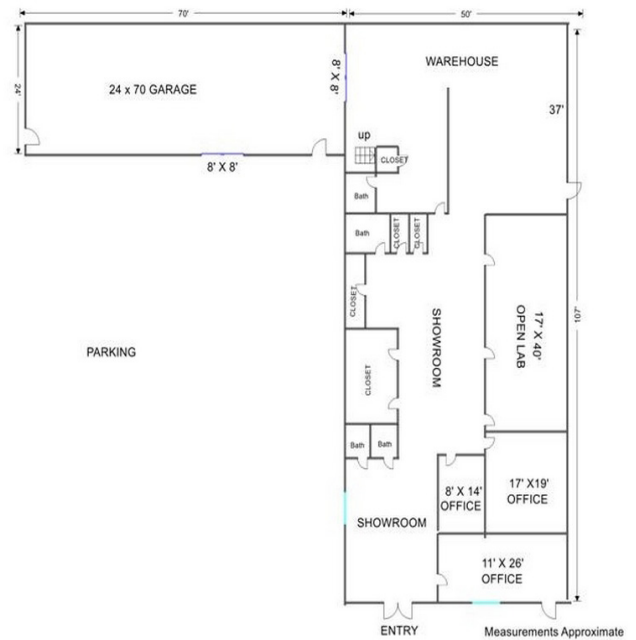
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