

# 21906 W. GRANT HIGHWAY (ROUTE 20) MARENGO, IL 60152

# FOR SALE

MLS #09881208

June 3, 2021



**2 BUILDINGS ON 7+ AC LAND**  
**11,500 SF RETAIL & 9,600 SF WAREHOUSE**

**\$995,000 (\$47.16 psf)**

## DESCRIPTION

### 21,100 SF Buildings on 7+ Acres

2 buildings totaling 21,100 SF (11,500 SF Retail and 9,600 SF Warehouse) on 7.93 AC land along busy Route 20. Marengo is poised to explode with new Route 23 and I-90 interchange as McHenry County's new front door. A must-see for retailers or investors! Call now for a tour. See photos and layouts.

## PROPERTY SPECIFICATIONS

Land Size	7.93 Acres
Environmental	TBA
Parking	Ample
Sewer/Water	Septic/Well
Zoning	B2
RE Taxes	\$24,129.92 (2020)
Possession	At Closing
PIN Number	11-35-100-071

## BUILDING SPECIFICATIONS



**RETAIL**



**WAREHOUSE**

Description	Freestanding	Freestanding
Building Size	11,500 SF	9,600 SF
Basement	4,400 SF	N/A
Year Built	1976	2008
HVAC System	GFA / Central Air	Heated
Electrical	1200 amps	200 amp
Sprinkled	No	No
Floor Drains	No	2 Trench Drains to Triple Basin Drains
Ceiling Height	10'	28'
Washrooms	5	2
Truck Docks	N/A	4 with Levelers
Drive-In Doors	(1) 10x10'	(2) 12x14'

*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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- Office
- Land
- Business

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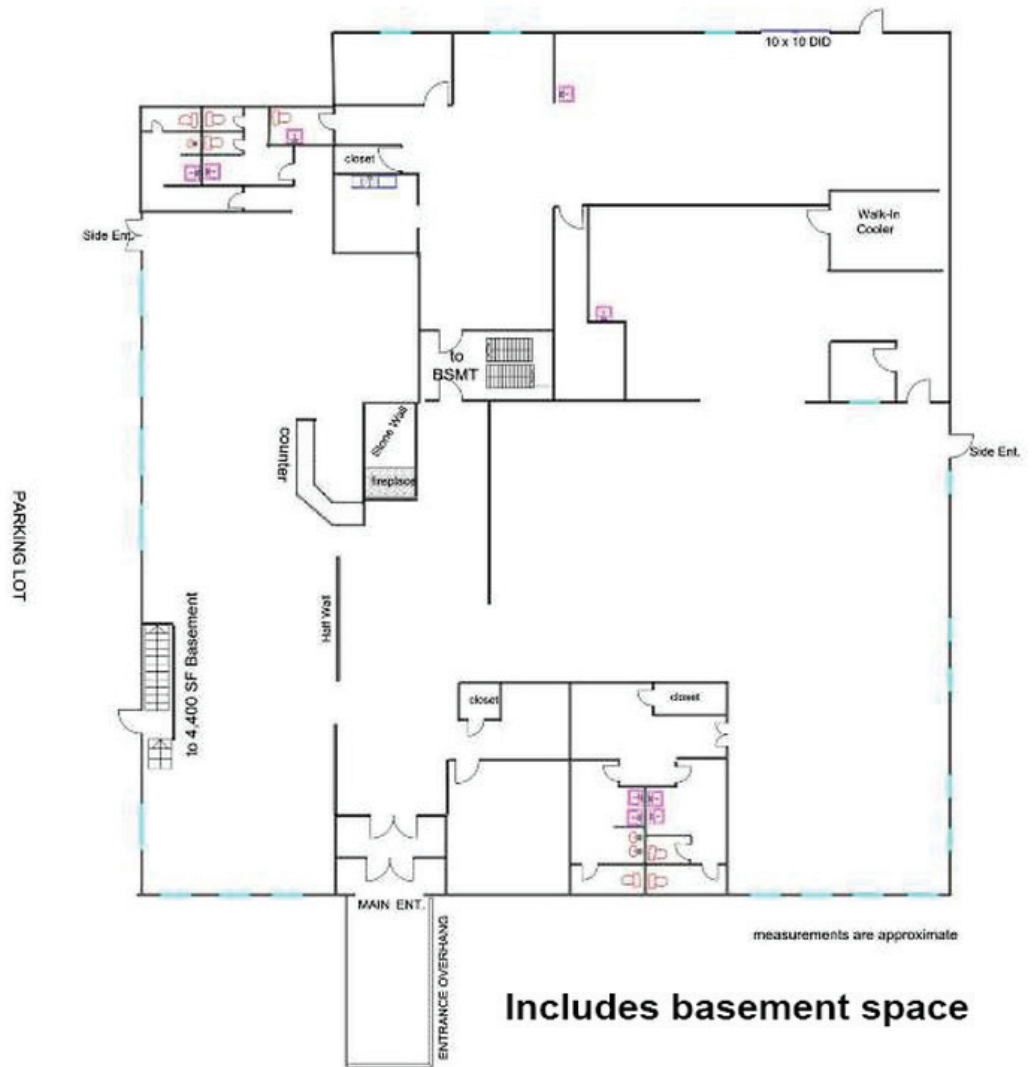
[HeatherS@PremierCommercialRealty.com](mailto:HeatherS@PremierCommercialRealty.com)

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## RETAIL BUILDING



**Includes basement space**

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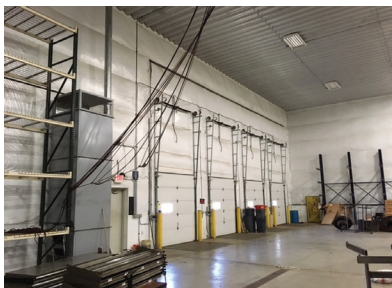
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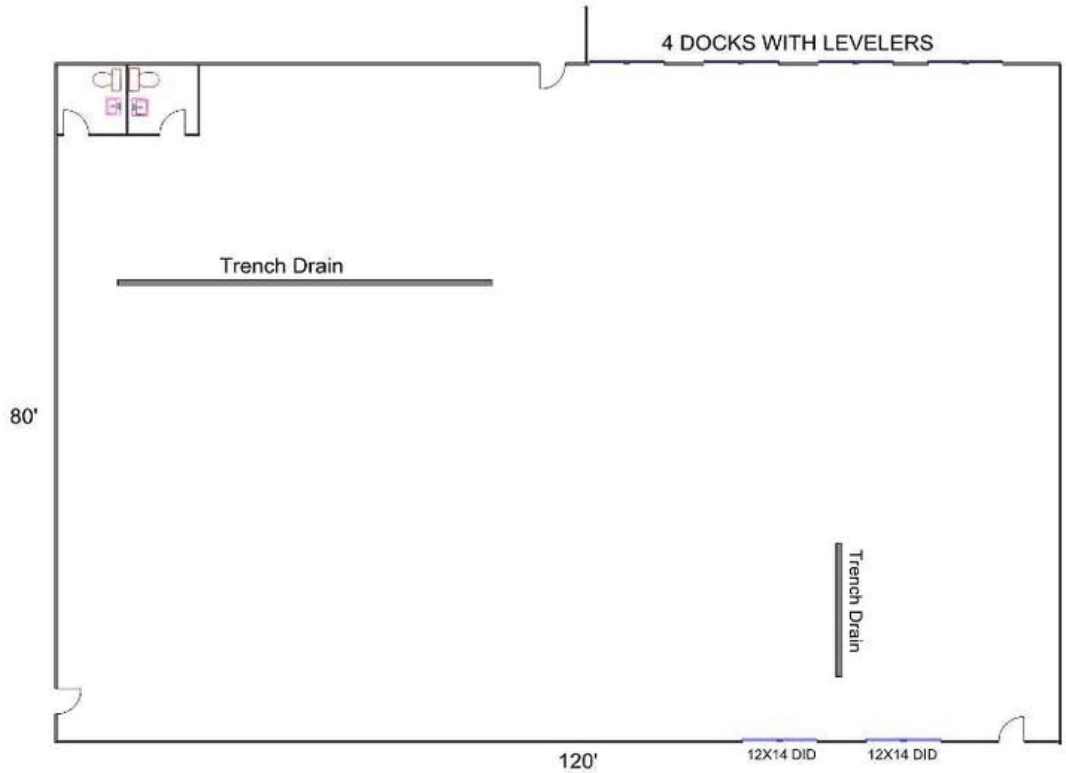
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WAREHOUSE BUILDING



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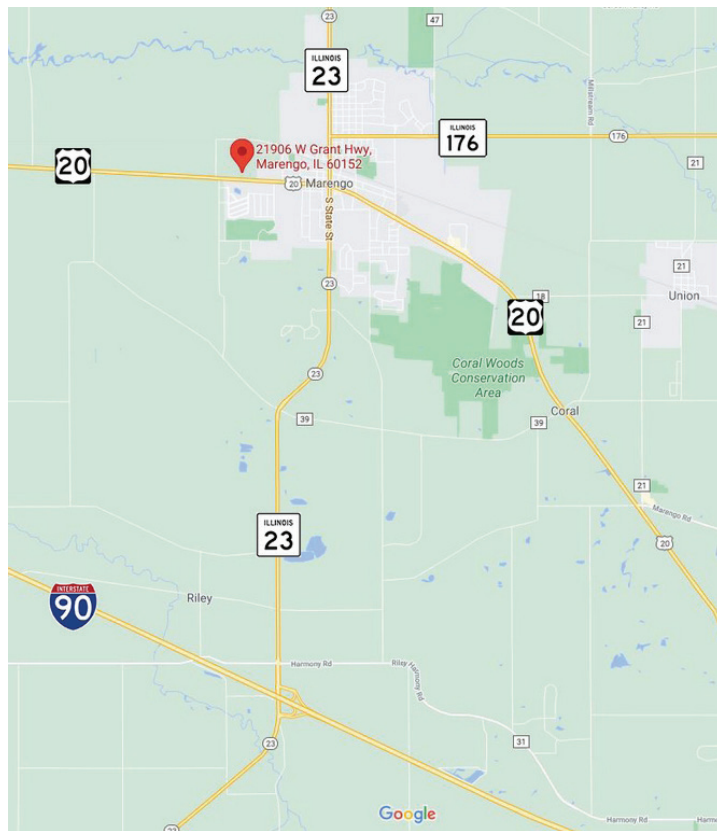
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## AERIAL VIEW & MAP



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