

12031 SMITH DRIVE
HUNTLEY, IL 60142

FOR SALE
OR LEASE

MLS # 11201222

August 26, 2021



INDUSTRIAL BUILDING
35,627 SF

SALE: \$3,150,000
LEASE: \$6.10 \$5.95 psf NNN

DESCRIPTION

SPECIFICATIONS

High Tech Industrial Building
with High End Finishes

FOR SALE OR LEASE: 35,627 SF High-tech masonry industrial building with 31,627 SF footprint with 8,000 SF 2-level office, plus additional storage mezzanine on 2.36 acres.

High end finishes with marble entry, elevator, air conditioned warehouse (3) 12x14 DID's, (2) exterior docks with levelers, 10' crane, epoxy floors, (2) kitchen areas, security alarm, 20' ceilings, paint booth (can be removed), explosion proof room, 2000 amp of power, lots of racking that can stay.

Additional 3.37 acres additional land available for \$300,000 (\$2.04 psf).

Minutes from I-90. Perfect for a high-tech manufacturer. Taxes are in the process of being reduced. Visit virtual tour.

Virtual Tour

Land Size	2.36 AC - 102,802 SF
Year Built	1999
Office	8,000 SF (2 levels)
HVAC System	GFA / Central Air (fully)
Electrical	2000 AMP, 480-277V, 3 Phase
Sprinklers	Yes
Washrooms	8
Ceiling Height	20 FT Clear
Parking	50-60 Cars
DID's	3 (12x14)
Docks	2 w/ Levelers
Floor Drains	Triple Basin
Sewer/Water	City
Zoning	Industrial
CAM & Taxes	\$34,303.40 (2020) \$0.96 psf (taxes) \$0.90 psf (CAM)
PIN	18-33-453-003,004,005,006

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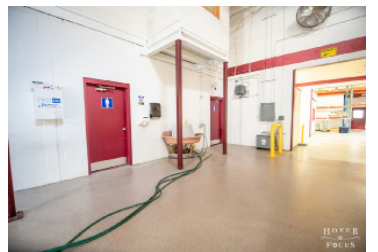
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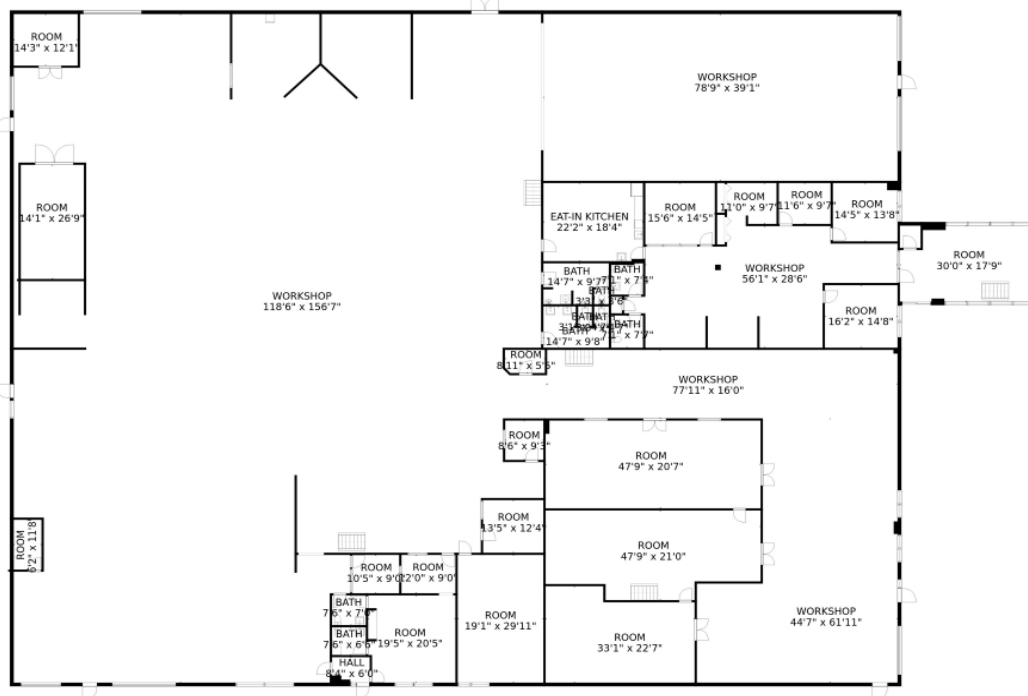
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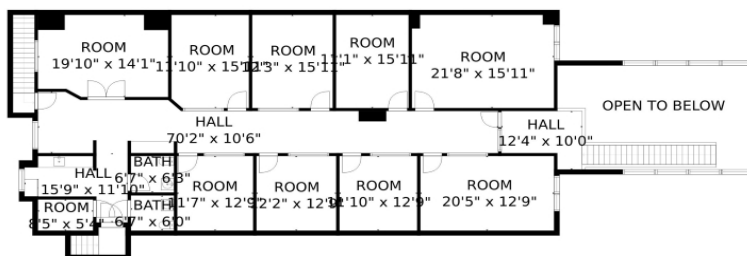
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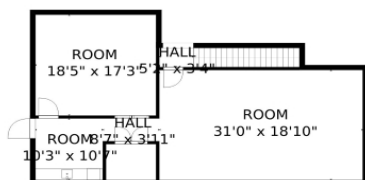


Main Floor

GROSS INTERNAL AREA
FLOOR 1: 31287 sq. ft. FLOOR 2: 4340 sq. ft.
TOTAL: 35627 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



2nd Floor Offices



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