

# 2802 BARNEY COURT McHENRY, IL 60050

# FOR SALE

MLS # 11414995

May 25, 2022



## INDUSTRIAL • 18,976 SF

## \$1,329,000 \$70.04 psf

### DESCRIPTION

**18,976 SF Industrial Building  
2,176 SF Office • 16,800 SF Warehouse**

Well maintained free standing brick/metal building with 2,176 SF of office including (2) private offices, large open clerical area with room for several cubicles, (2) multi stall restrooms and kitchenette. 16,800 SF warehouse with (1) 8x10 Dock and (1) 12x14 DID. Ample 25 space parking and monument signage. Owner may need to lease back.



### SPECIFICATIONS

Land Size	2.1 AC (91,476 SF)
Year Built	2000
HVAC System	GFA / Central Air (office) Ceiling Hung (Warehouse)
Electrical	480 220/120 3 Phase
Sprinklers	Yes
Washrooms	2 (multi stall)
Ceiling Height	16-18 FT (15-17 FT Clear)
Parking	25
Dock	1
DID's	(1) 12 x 14
Floor Drains	None
Sewer/Water	City
Zoning	BP
RE Taxes	\$31,759.70 (2021)
Possession	Negotiable
PIN	09-25-377-006

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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**HEATHER SCHWEITZER**

Vice President/Managing Broker

Office: 847-854-2300 Ext 15

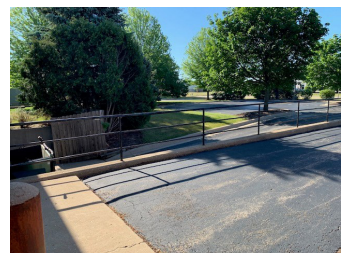
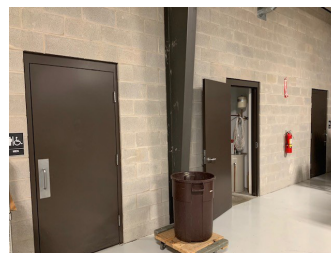
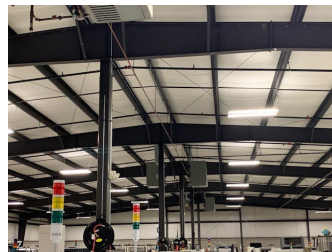
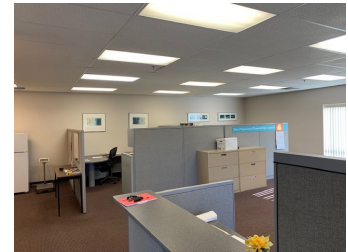
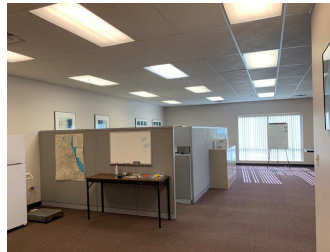
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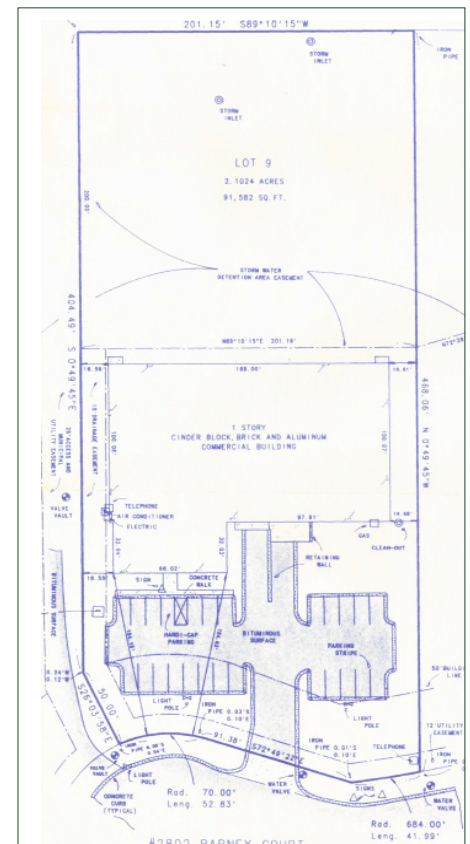
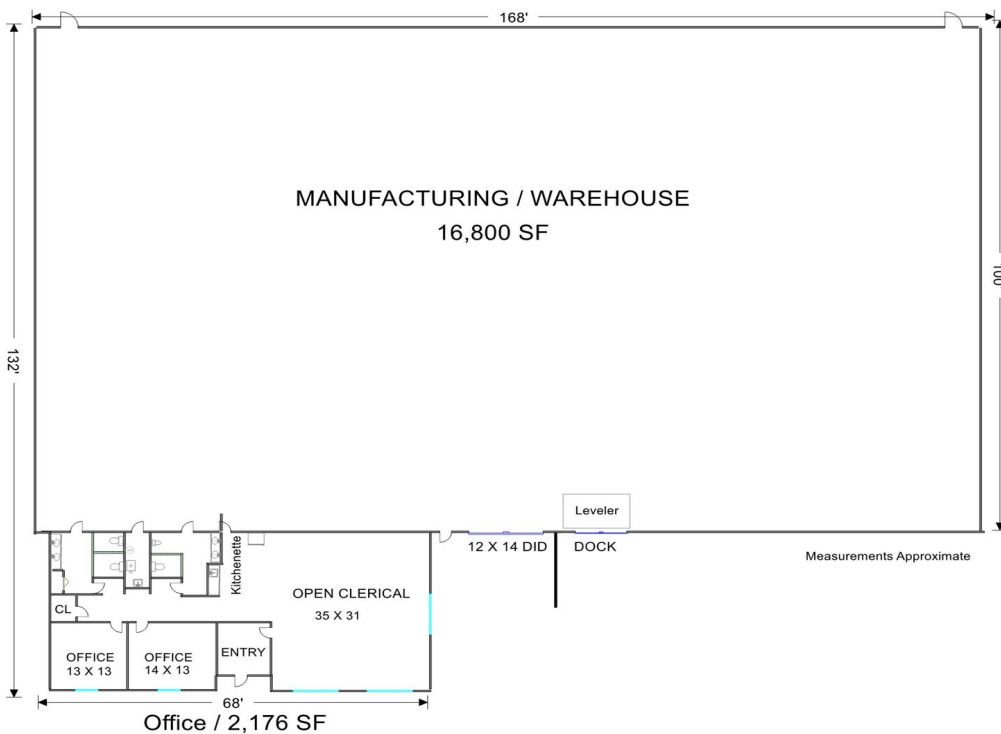
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