

## FOR SALE

### INDUSTRIAL FLEX BUILDING 5,000 SF

2,870 SF office/showroom, 2,130 SF warehouse plus an additional 750 SF mezzanine office/storage (this is not included in the 5,000 SF). Great location near Route 14 in the heart of Crystal Lake. Only minutes to Randall Road corridor. Bank owned.

LoopNet: 19351394

MLS: 08995144

#### PROPERTY SPECIFICATIONS

Description:	Freestanding Flex Bldg.
Year Built:	1988
Building Size:	5,000 SF
Land Size:	.57 Ac. (100'x250')
Office/Showroom:	2,870 SF
HVAC System:	GFA/Central A/C
Power:	200 amp
Sprinklered:	No
Floor Drains:	No
Ceiling Height:	10' (Office), 16' (Warehouse)
Parking:	17+
Washroom(s):	3
Drive-in-Doors:	1 (8'x10')
Sewer: Septic	Water: Well
Possession:	Negotiable
Zoning:	M
Environmental:	TBD
Real Estate Taxes:	\$10,300.00 (2015)
<b>Sale Price:</b>	<del>\$320,000</del> <del>\$305,000</del> <b>\$269,000 (\$53.80 psf)</b>

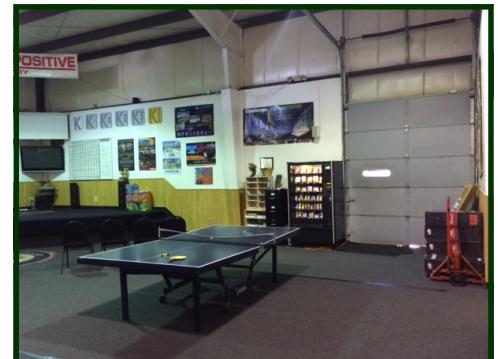


**DIRECTIONS:** Route 14 to South on Teckler, east on Factory.

PIN: 19-08-276-040

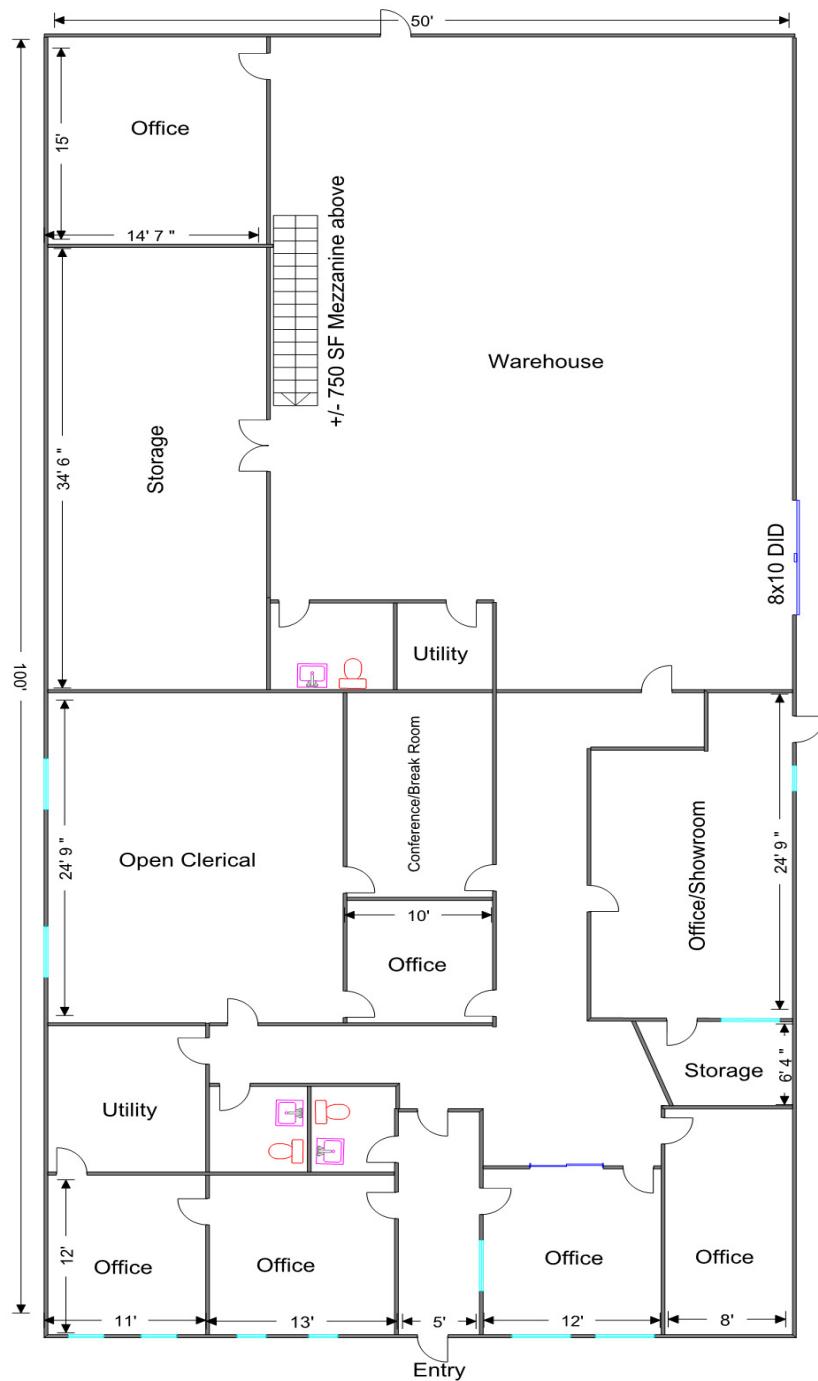
July 15, 2016

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All Measurements are Approximate