

## FOR SALE OR LEASE

### MULTI-TENANT INDUSTRIAL BUILDING

**22,630 SF FOR SALE**

**5,000 SF / 7,750 SF up to 17,630 SF FOR LEASE**

22,630 SF 5-unit masonry and steel industrial building with a 5,000 SF tenant (until 9/30/20) and as much as 17,630 SF available in increments of 5,000, 7,750 and 12,750 SF or contiguous space.

**6213-B:** 5,000 SF has 1,165 SF office, 18' ceilings, DID and is available 7/31/18.

**6215 A&B:** 7,740 SF is available 4/1/18 (30 day notice required) with 7,750 SF, 750 SF office and 3 DIDs.

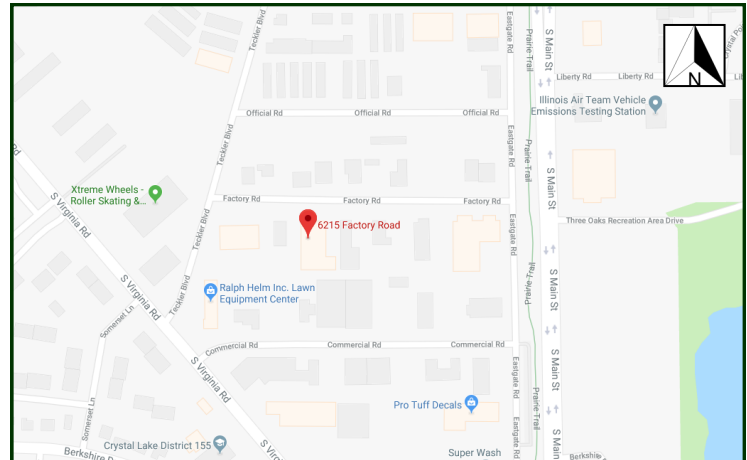
**6215 C&D** is owner occupied 4,880 SF and will vacate if necessary. Nice clean building with good proximity to Route 14 or Randall Road. Ideal for user/investor. Contact broker for rent roll and operating statement. Visit Premier Commercial Realty website to view more listings.

#### PROPERTY SPECIFICATIONS

|                    |                                   |
|--------------------|-----------------------------------|
| Description:       | Multi-tenant industrial building  |
| Year Built:        | 1989 & 1995                       |
| Building Size:     | 22,630 SF                         |
| Land Size:         | 200' x 270' (1.24 acre)           |
| Office:            | Varies per unit                   |
| HVAC System:       | Gas forced air/central air office |
| Power:             | 400 amps, 3 phase                 |
| Sprinklered:       | No                                |
| Floor Drains:      | Yes, in 6215 A & B                |
| Ceiling Height:    | 14' - 18'                         |
| Parking:           | 47 spaces                         |
| Washroom (s):      | 8 Total                           |
| Truck Docks:       | None                              |
| Drive-in-Doors:    | 5 Total                           |
| Sewer: Septic      | Water: City                       |
| Possession:        | Negotiable                        |
| Zoning:            | M                                 |
| Real Estate Taxes: | \$31,226. (2016)                  |
| Lease Price:       | \$7.25 psf gross                  |
| Sale Price:        | \$1,335,000 (\$59 psf)            |



MLS: 09881633



**DIRECTIONS:** Route 14 to Teckler Blvd. South on Teckler to Factory Road. East on Factory Road to building.

**PIN:** 19-08-276-041, 042

March 13, 2018

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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6213-15 Factory Road  
Crystal Lake, IL 60014

