

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

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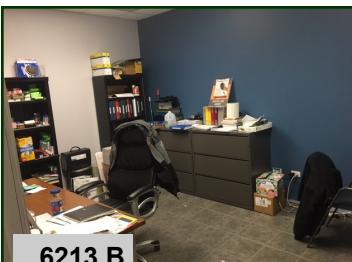
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PREMIER COMMERCIAL REALTY

- Industrial
 - Commercial
 - Office
 - Land
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6213-15 Factory Road
Crystal Lake, IL 60014



A red five-pointed star with a thin white outline and a dark gray shadow.

AVAILABLE FOR LEASE

Note: Full Mezzanine Above Office

53'

6213 B
5,000 SF

Architectural floor plan showing the layout of various office units. The plan includes:

- 6213 A**: 5,000 SF OFFICE
- 6213 B**: 5,000 SF
- 6215 A&B**: 7,750 SF (divisible)
- 6215 C**: 3,416 SF
- 6215 D**: 1,464 SF
- SHOWROOM**: 30 x 96"
- OFFICE**: 14 x 25
- OFFICE**: 11 x 15
- OFFICE**: 10 x 12 DID
- OFFICE**: 10 x 12 DID
- OFFICE**: 10 x 12 DID
- OFFICE**: 30 x 25
- kitchenette**
- 10 x 12 DID**
- 10 x 12 DID**
- 10 x 12 DID**

Measurements are Approximate