

FOR SALE

INDUSTRIAL BUILDING

17,500 SF

5 Ton Bridge Crane

17,500 SF expandable nine year old pre-engineered steel building with 2500 SF concrete mezzanine (not included in SF). 22-23' ceilings with 5 ton bridge crane. 12x14 DID plus interior truck dock with leveler. Well lit and clean shop. Compressed and welding airlines, CAT 5 communications and CAT 6 data lines. Furniture negotiable. Phone system and racking can stay. 2500 SF office with 7 private offices, conference room, break room and clerical area with cubicles. See photos and layout. Owner prefers to move toward the end of the year, but will close sooner and lease back until then. Expandable to 27,250 SF per owner. Visit Premier Commercial Realty website to see more listings.

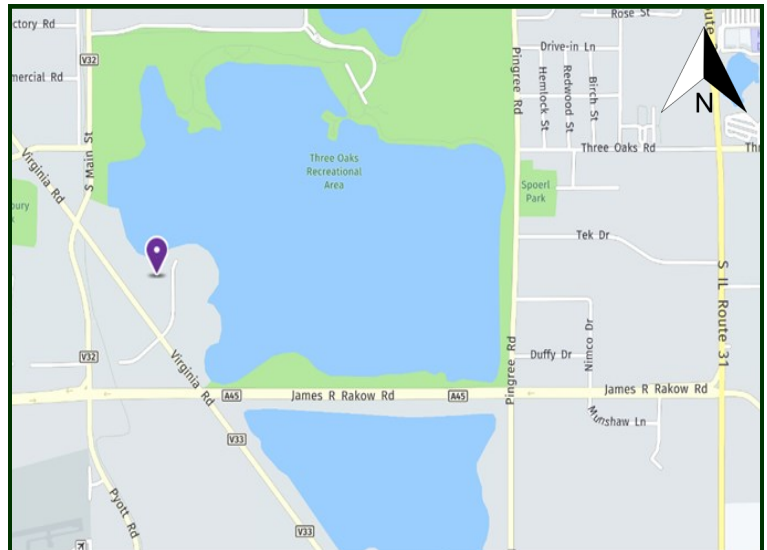
PROPERTY SPECIFICATIONS

Description:	Freestanding Steel Building
Year Built:	2009
Building Size:	17,500
Land Size:	1.27 Acres
Office:	2,500 SF
HVAC System:	GFA and Radiant Heat
Power:	400 amps, 460 volt, 3 phase
Sprinklered:	Yes
Floor Drains:	No
Ceiling Height:	22' - 23'
Environmental:	TBA
Parking:	25 Spaces
Washroom(s):	2
Truck Docks:	1 Interior w/ Leveler
Drive-in-Doors:	1 12x14
Sewer: City	Water: City
Possession:	Negotiable
Zoning:	M
Real Estate Taxes:	\$28,524 (2017)
Sale Price:	\$1,390,000 (\$79.43 psf) \$1,365,000 (\$78.00 psf)



PRICE REDUCED!

MLS: 09934359



DIRECTIONS: Route 14 to Virginia, south to Dartmoor, Last building on left.

PIN: 19-09-353-004 & 005

June 1, 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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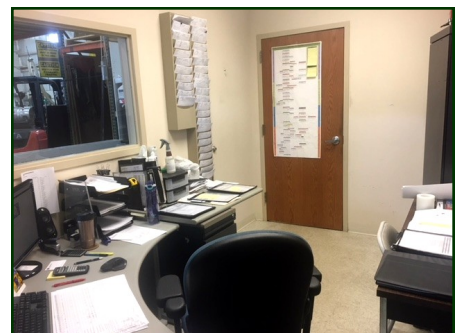
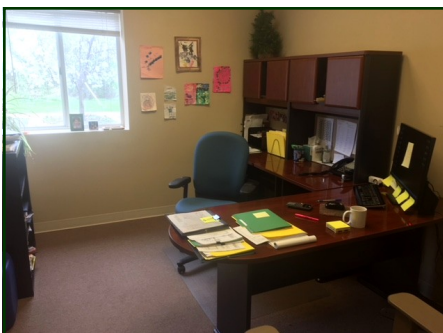
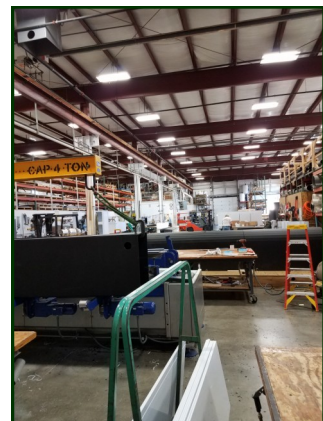
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440 S Dartmoor Drive
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VSEI
Vanderstappen Surveying & Engineering, Incorporated
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TOPOGRAPHIC SURVEY

Lots 26 and 27 on Virginia Road Properties Phase-Two, being a Subdivision of part of the West Half of the Southwest Quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat thereof, recorded August 12, 1977 as Document No. 704736, in McHenry County, Illinois.

