

FOR LEASE

INDUSTRIAL FLEX SPACE 9,550 SF

High image building in Crystal Lake's premier business park. Within walking distance of the train station. The park includes medical, office and industrial properties. This space is part of an above standard pre-cast industrial building with 22' clear ceilings, interior dock, 4,300 SF—6,250 SF warehouse and 3,300 SF—5,250 SF office space with 4/5 private offices, conference room, open clerical area, kitchenette and 3 baths (1 w/ shower). (range of warehouse vs. office SF due to 1,950 SF current showroom which can be converted back to warehouse space). See photos and layout. Monument and building signage available.

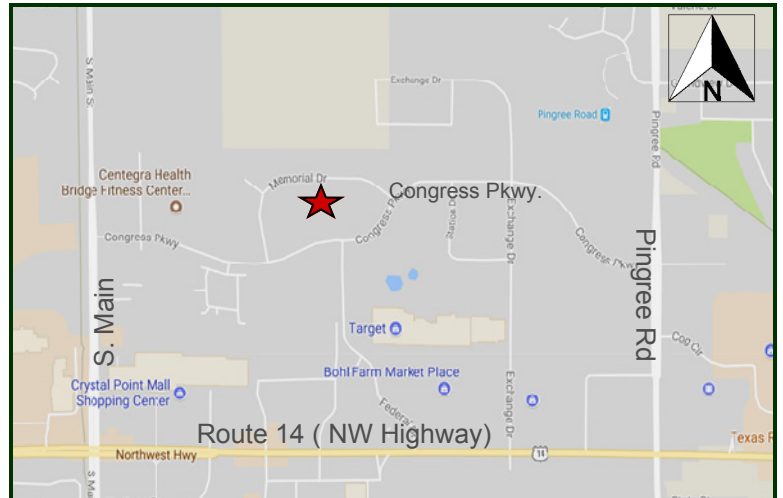


PROPERTY SPECIFICATIONS

Description:	Office/Warehouse Space
Year Built:	1993
Building Size:	32,889 SF
Land Size:	2.17 Acres
Office:	3,300 to 5,250 SF (see layout)
Warehouse :	4,300 to 6,250 SF (see layout)
HVAC System:	GFA/ Central Air
Power:	600 amp, 208 V
Sprinklered:	Yes
Floor Drains:	None
Ceiling Height:	22' Clear (warehouse)
Parking:	55 (shared)
Washroom(s):	(3) 1-w/shower
Truck Docks:	(1) Interior
Drive-in-Doors:	(1) 12'x14'
Sewer/Water:	City
Possession:	Immediate
Zoning:	M PUD
CAM & Taxes:	Included in Lease
Lease Term:	3-5 Years
Lease Price:	\$6.75 psf Gross

LoopNet: 20522126

MLS: 09766889



DIRECTIONS: From Route 14 and Main Street, go north to Congress Parkway, east to Memorial Drive, north to Property .

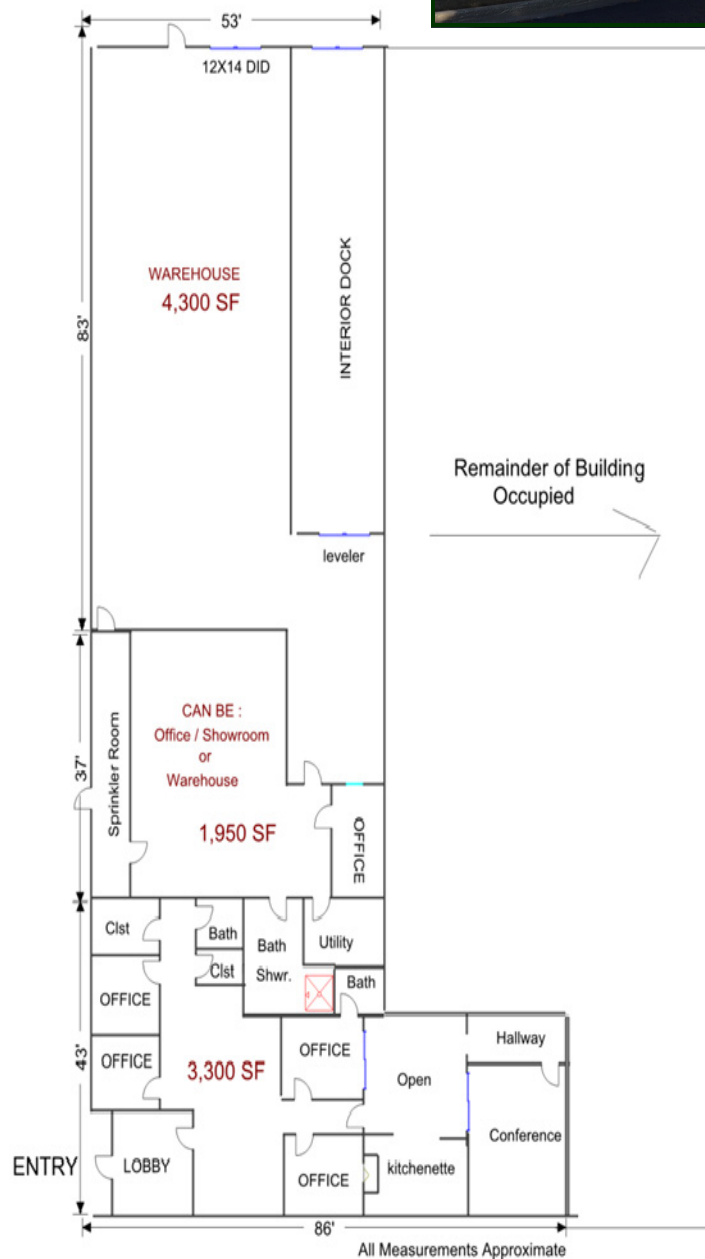
PIN: 19-04-302-002

September 28, 2017

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 no-

- Industrial
- Commercial
- Office
- Land
- Business

345 Memorial Drive
Unit A
Crystal Lake, IL 60014



FRONT OF BUILDING



- Industrial
- Commercial
- Office
- Land
- Business

345 Memorial Drive
Unit A
Crystal Lake, IL 60014

