

For Sale or Lease
11419 Smith Dr., Huntley, IL.

62,000 SF



Contact:

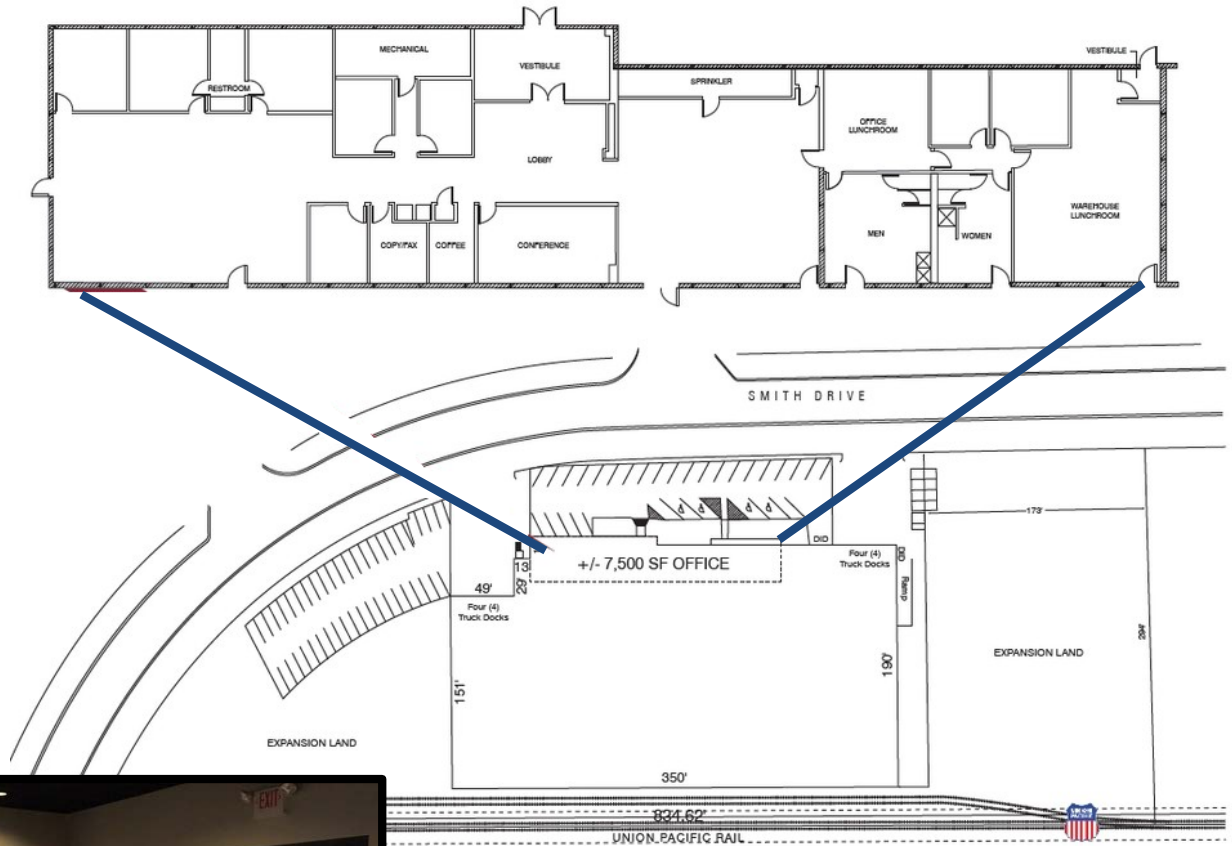
Michael Gazzola
847-310-4277
mgazzola@entrecommercial.com

Mike DeSerto
224-588-3026
mdeserto@entrecommercial.com

Cory Kay
224-532-2497
ckay@entrecommercial.com

PROPERTY FEATURES:

- Rare Freestanding Manufacturing Building
- Fantastic User/Investor Opportunity
- Heavy Power
- Complete High Image Office Renovation
- Located Minutes from I-90 via Rt. 47
- Potential Building & Parking Expansion
- Rail Served



Contact:

Michael Gazzola
847-310-4277
mgazzola@entrecommercial.com

Mike DeSerto
224-588-3026
mdeserto@entrecommercial.com

Cory Kay
224-532-2497
ckay@entrecommercial.com

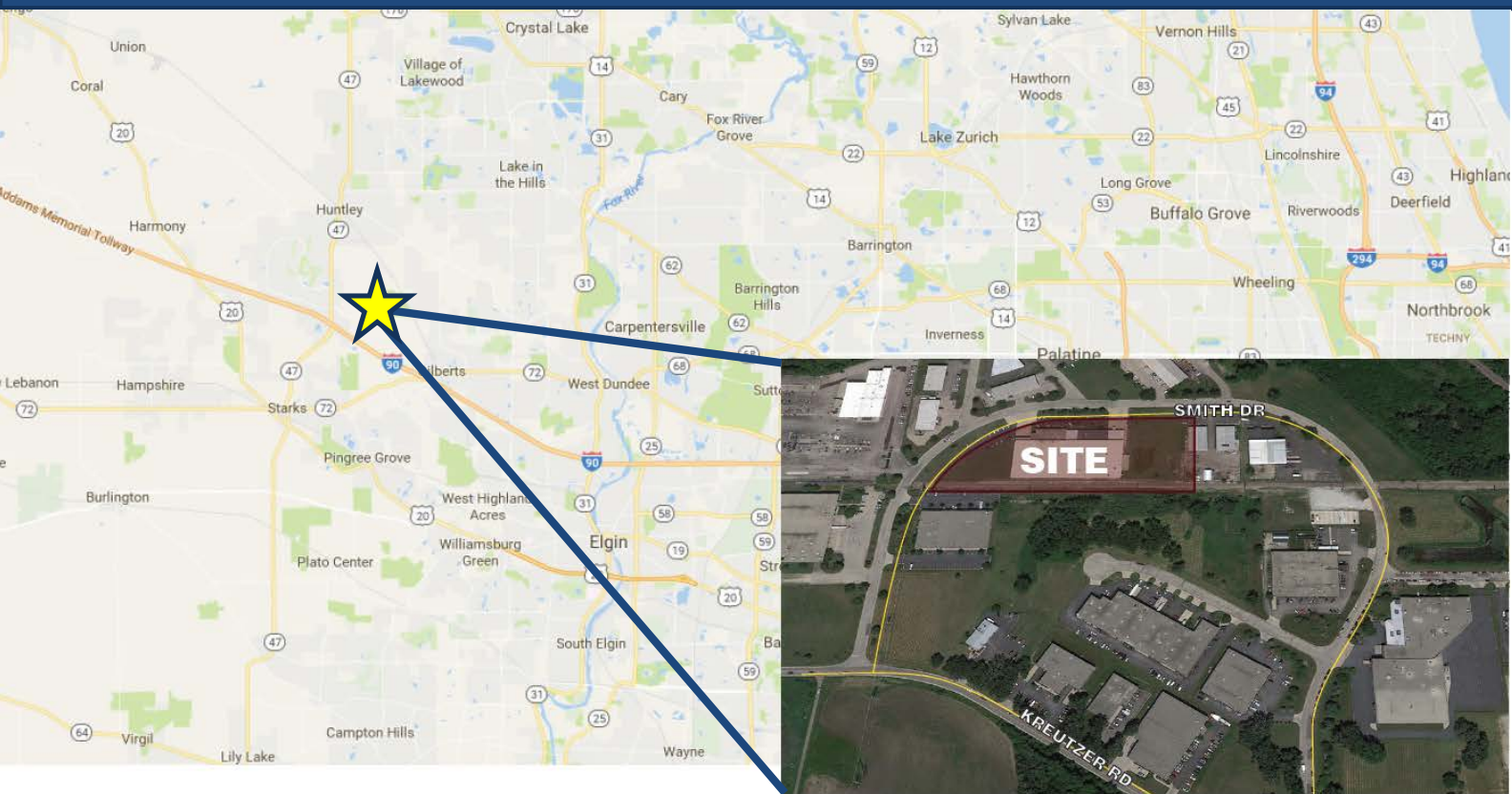
PROPERTY SPECIFICATIONS:

- Available: 62,000 SF (expandable)
- Office: 7,500 SF
- Lot Size: 4.74 Acres
- Loading: 8 Docks; 2 Drive-in-Doors
- Age: 1981
- Ceiling Height: 18' - 22.6' Clear
- Parking: 77 Cars (expandable)
- Power: 3,600 Amps @ 480 V, 3-Phase
- Rail: Union Pacific
- Crane: One (1) 3-ton crane
- Zoning: M – Manufacturing
- Sprinkler: Yes
- Real Estate Taxes: \$.99 PSF (2017)
- Lease Rate: \$5.25 PSF Net
- Asking Price: \$2,999,995 (\$48.39 PSF)

For Sale or Lease

11419 Smith Dr., Huntley, IL.

62,000 SF



Contact:

Michael Gazzola
847-310-4277
mgazzola@entcommercial.com

Mike DeSerto
224-588-3026
mdeserto@entcommercial.com

Cory Kay
224-532-2497
ckay@entcommercial.com



ENTRE
Commercial Realty LLC

The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

3550 Salt Creek Lane, Suite 104
Arlington Heights, IL. 60005
www.entcommercial.com