

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

62,000 SF



Contact:

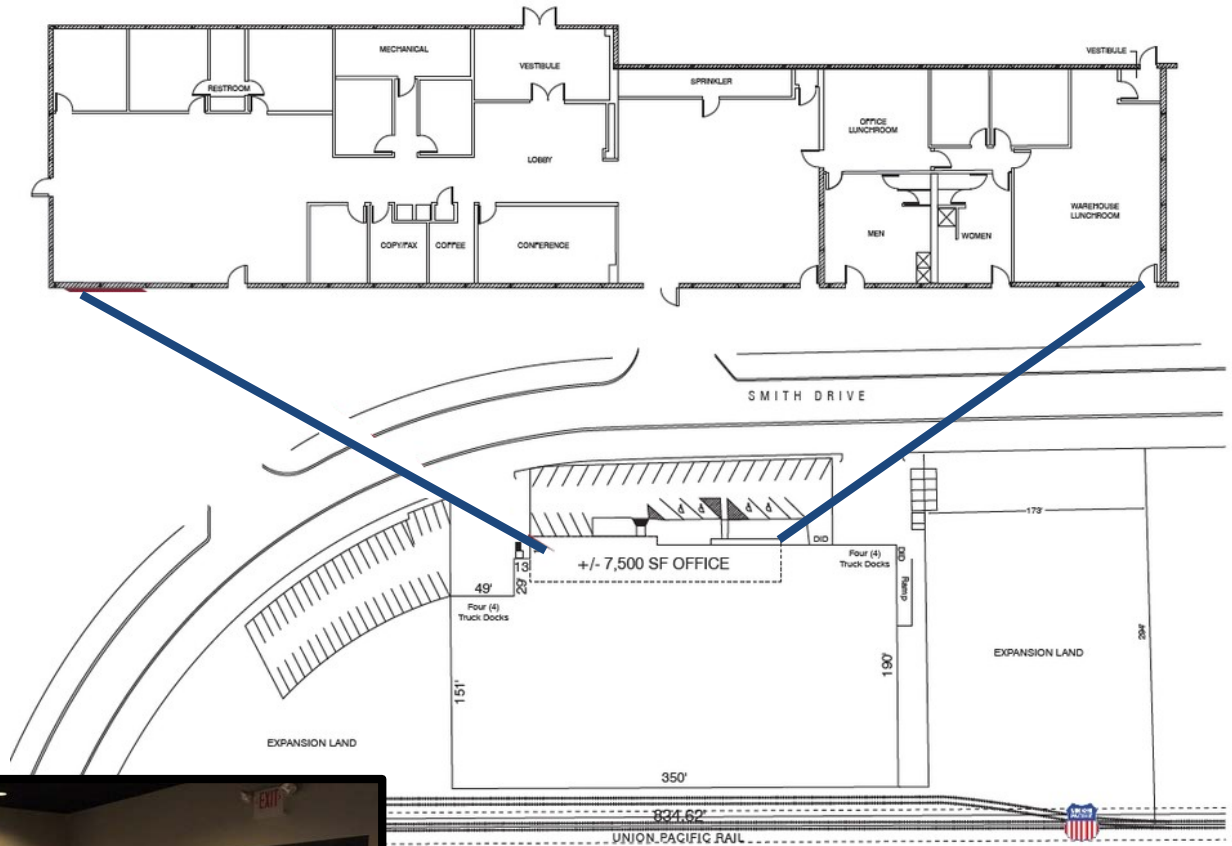
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PROPERTY FEATURES:

- 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



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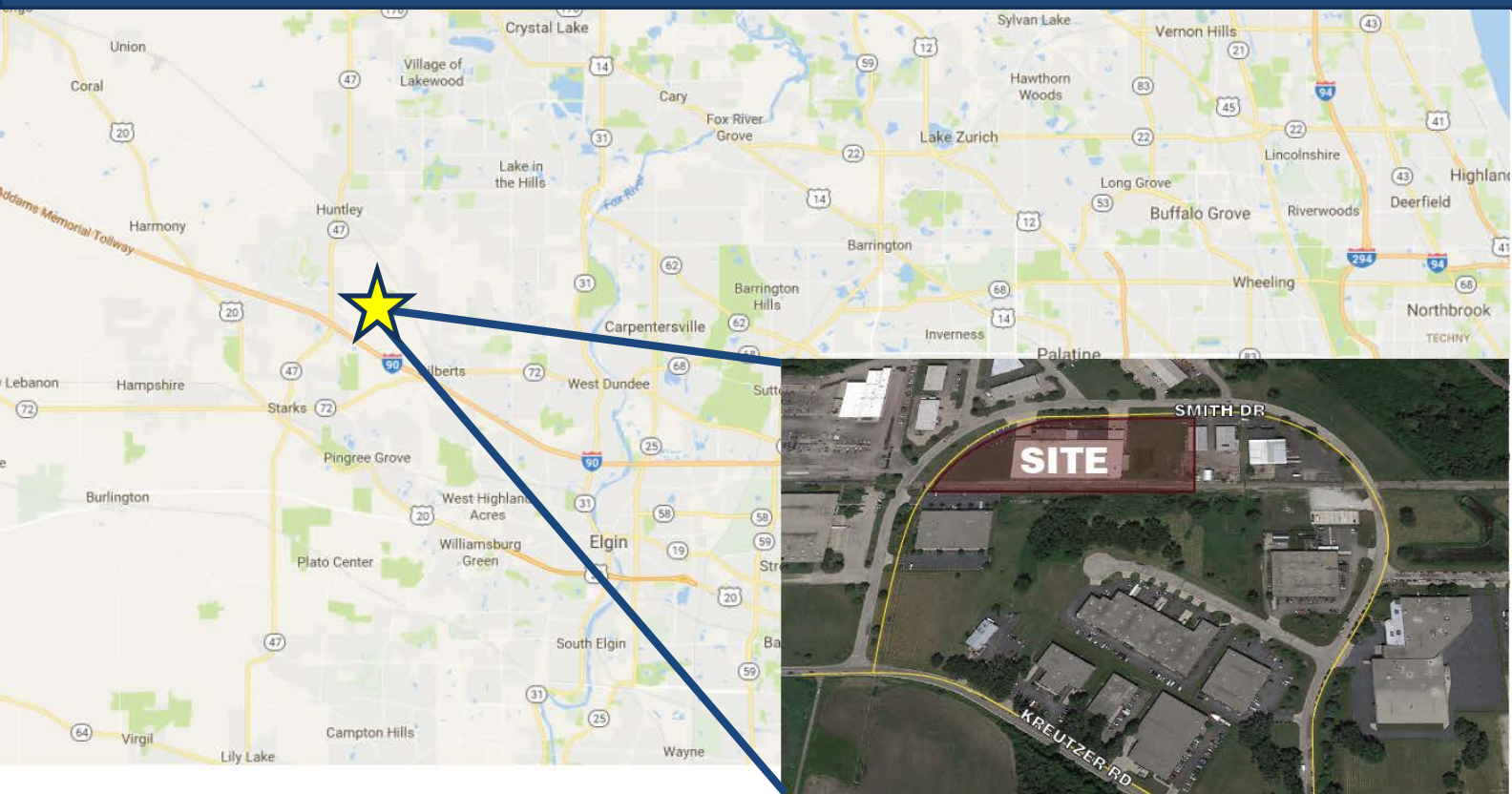
PROPERTY SPECIFICATIONS:

- 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)

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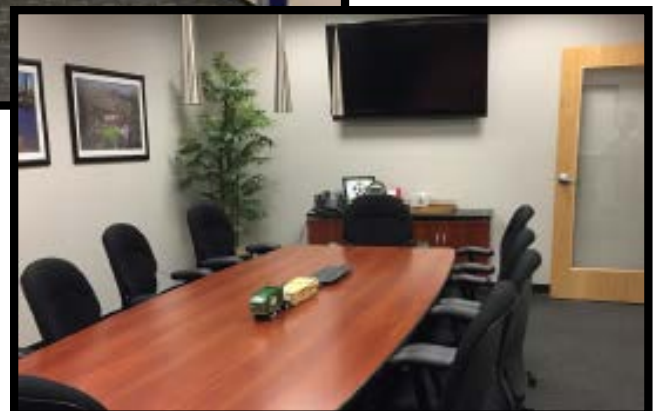
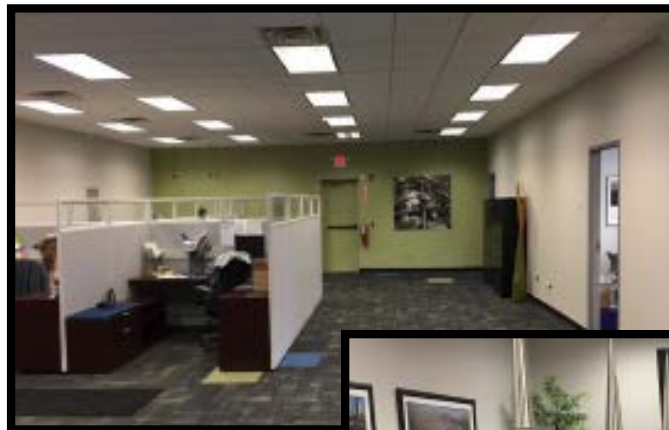


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