

1391 Corporate Dr., McHenry, IL

Newly Updated Office Space

2,769 – 64,000 SF FOR SALE OR LEASE



VIRTUAL TOUR



## PROPERTY FEATURES

- Corporate Headquarters facility
- Major Common Area Upgrades in 2021
- Potential Uses: Office, Medical Office, Call Center, Production, etc.
- High Quality Finishes with Natural Light
- Fully Furnished, Turnkey Space Available
- 4/1000 Parking Ratio
- Professionally Operated and Managed
- Flexible Unit Sizes



### Contact:

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

**ENTRE**  
Commercial Realty LLC

## 1391 Corporate Dr., McHenry, IL

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## SPECIFICATIONS

Building Size: 64,473 SF on 6.5 Acres

1<sup>st</sup> Floor: 32,835 SF

2<sup>nd</sup> Floor: 31,638 SF

Warehouse: 10,000 SF (+/-5,000 SF Available)

Year Built: 1994

Loading: (1) Truck Dock/ (1) DID

Power: 1600 Amps/ 480V/ 3-Phase

Sprinkler: Yes

Elevator: Yes

CAM: \$1.68 PSF (2021 budget)

RE TAXES: \$0.62 PSF (2020 payable in 2021)

**LEASE PRICE: \$6.00-\$12.50 PSF net**

**SALE PRICE: \$4,000,000**



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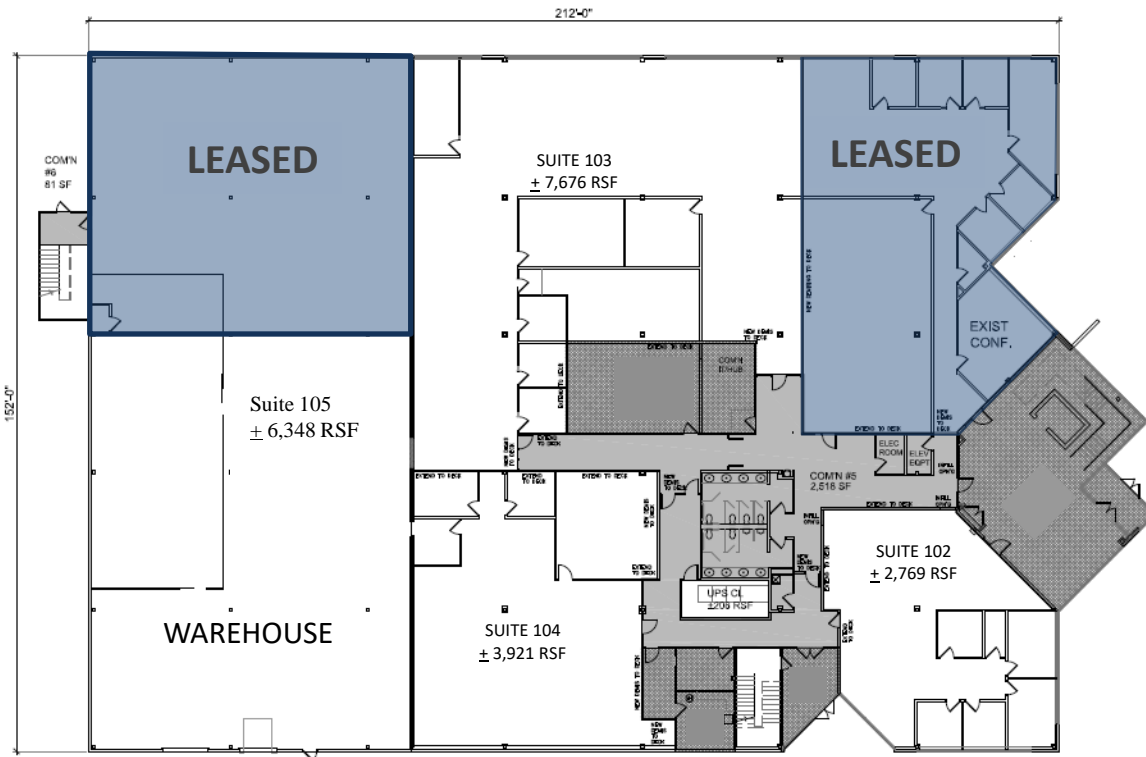
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Subdivided 1<sup>st</sup> Floor Concept1<sup>st</sup> Floor Space Available

Suite 102: ±2,769 RSF @ \$12.50 PSF Net

Suite 103: ± 7,676 RSF @ \$10.00 PSF Net

Suite 104: ± 3,921 RSF @ \$12.50 PSF Net

Suite 105: ± 6,348 RSF @ \$6.00 PSF Net

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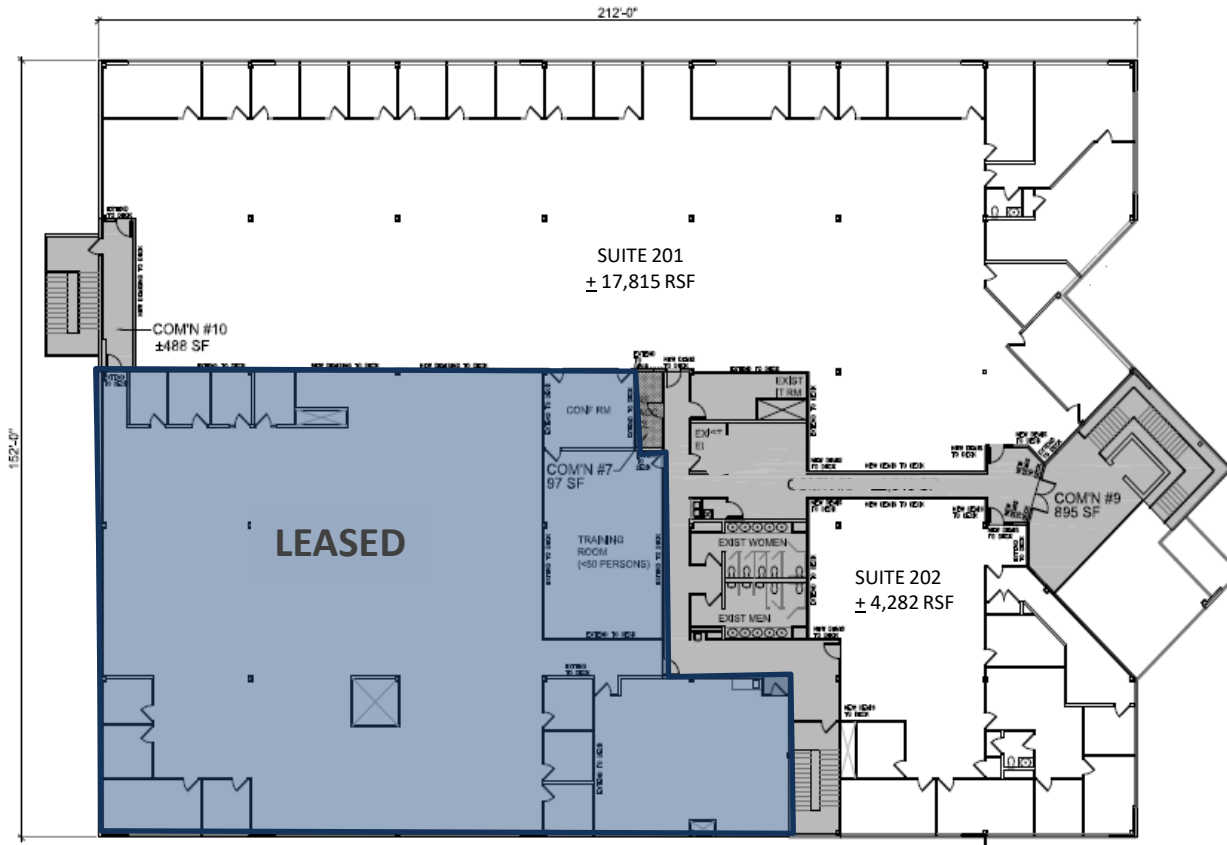
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Subdivided 2<sup>nd</sup> Floor Concept2<sup>nd</sup> Floor Suites

Suite 201: ± 17,815 RSF @ \$10.00 PSF Net

Suite 202: ± 4,282 RSF @ \$12.50 PSF Net

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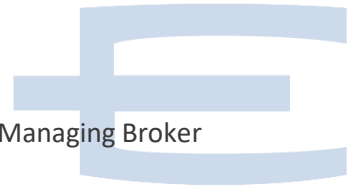
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