

4501-4509 Prime Parkway, McHenry, IL

USER/INVESTOR OPPORTUNITY



OWN & OPERATE IN 26K SF AT VIRTUALLY \$0 NET ANNUAL COST

SPECIFICATIONS

BUILDING SIZE: 51,200 SF

AVAILABLE:

- Option A: 10,024 - 26,692 w/1,700 SF office (with seller leaseback)
- Option B: 47,172 SF w/16k SF office (without seller leaseback)

YEAR BUILT: 1997

PARKING: 120 Cars (entire building)

CEILING HEIGHT: 24' Clear

BAY SIZES: 30' x 40'

SPRINKLERED: Yes

LAND SITE: 3.7 acres

POWER: 400 Amps/120-280V, 3-Phase (Option A)

LOADING: Option A: 2 Exterior Truck Docks, 1 DID
Option B: 3 Exterior Truck Docks, 2 DID's

ZONING: I-1

RE TAXES: \$1.62 PSF (paid in 2020)

CAM: \$0.82 PSF (2018)

LEASE PRICE: Option A: \$4.95 PSF Net
Option B: Subject to offer

SALE PRICE: \$3,500,000 (\$68.36 PSF)

- Potential gross rental income of >\$300k per year results in net annual occupancy cost of approximately \$0 for an owner/user

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ENTRE
Commercial Realty LLC

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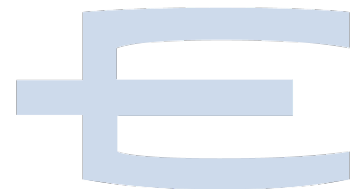
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User – Investor Purchase Scenario

Tenant	SF	\$/SF	Annual	Tax/CAM	Total	Comments
Tenant 1	20,480	\$ 8.50	\$ 174,080	\$ 50,995	\$ 225,075	50/50 office/whse
Tenant 2	4,028	\$ 17.16	\$ 69,107	\$ 10,030	\$ 79,136	100% office
Vacant	26,692	\$ -	\$ -	\$ -	\$ -	
Total	51,200	\$ 4.75	\$ 243,187	\$ 61,025	\$ 304,212	Total Income
					\$ (127,488)	Less: tax/CAM
					\$ (172,748)	Less: debt service*
					\$ 3,976	Net Income

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**Debt service based on 80% LTV, 3.75% interest rate and 25 year amortization*



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LOCATION

- McHenry Corporate Center
- Easy Access to Route 31
- Great Exposure

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