

11419 Smith Drive, Huntley

± 62,000 SF FOR SALE



## 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 @ 480V, 3-Phase

RAIL: Union Pacific

CRAIN: One (1) 3-Ton Crane

ZONING: M- Manufacturing

SPRINKLER: Yes

REAL ESTATE TAXES: \$0.99 PSF (2017)

**ASKING PRICE: \$2,800,000 (\$45.16 PSF)**

### PROFORMA:

Net Operating Income:	\$ 211,420
Cap Rate:	7.6%
Sale Price:	\$2,800,000
Price PSF:	\$45.16

### Contact:

Michael Gazzola  
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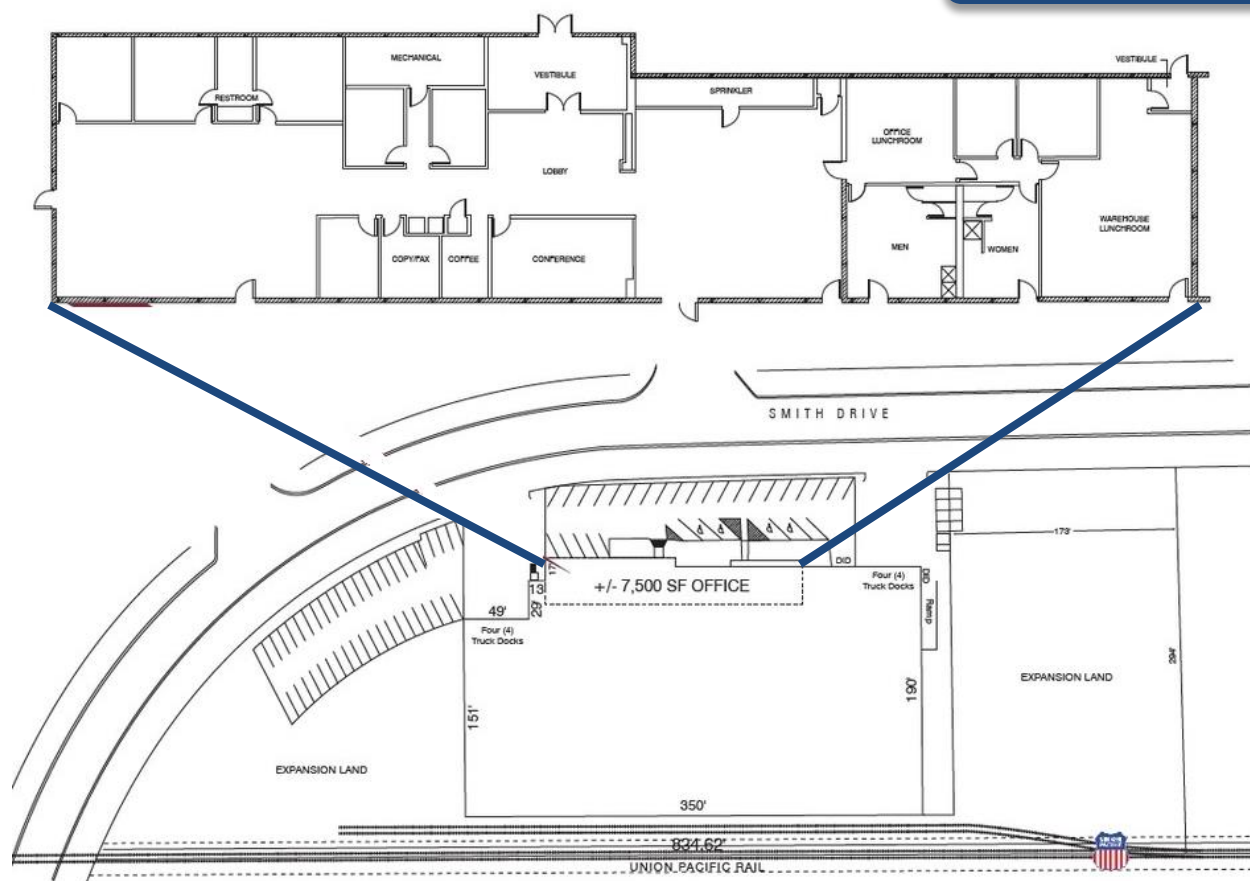
[www.entrecommercial.com](http://www.entrecommercial.com)

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

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Commercial Realty LLC

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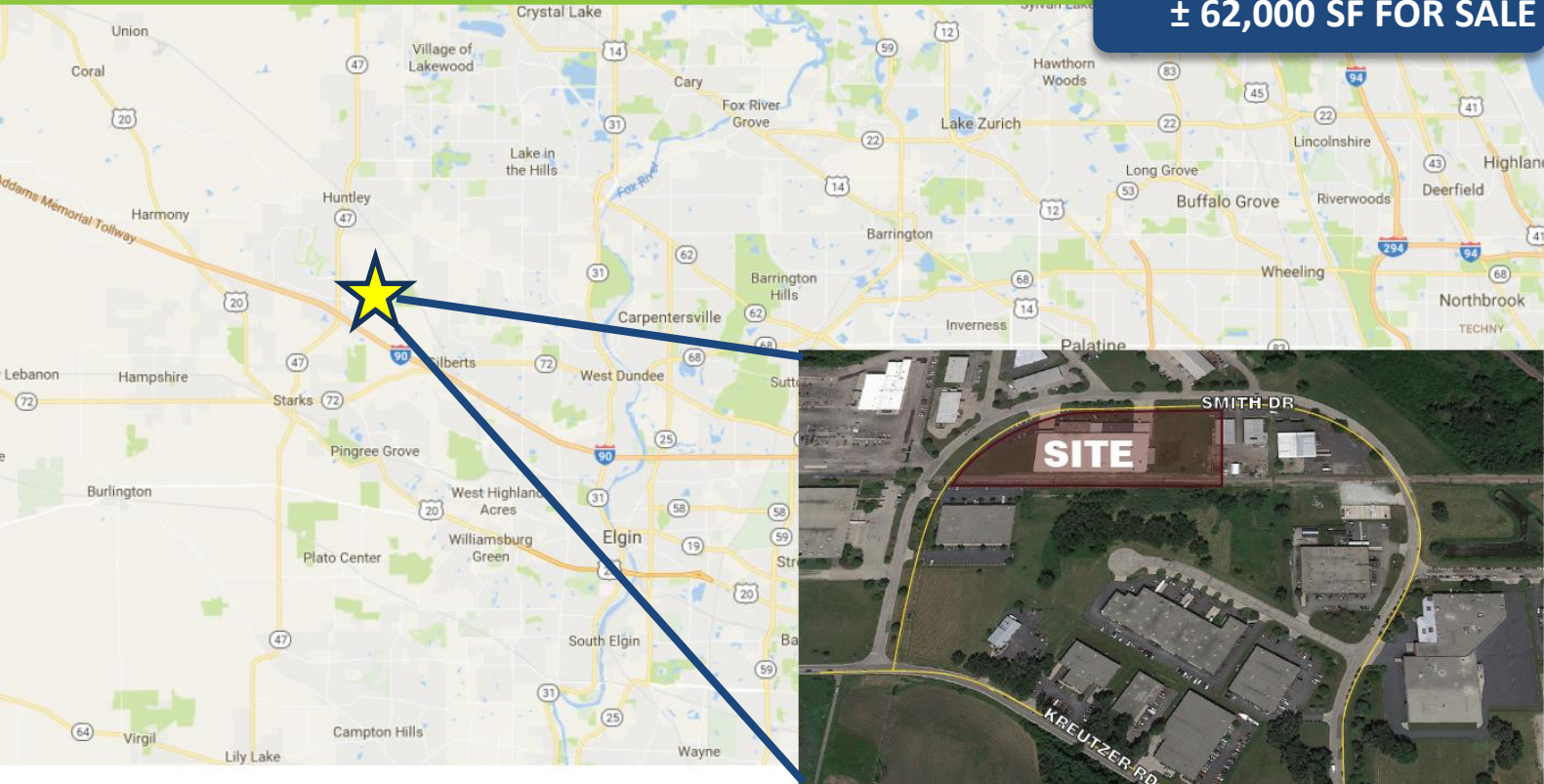
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