

4501-4509 Prime Parkway, McHenry, IL

10,000 - 47,172 SF FOR LEASE



SPECIFICATIONS

BUILDING SIZE: 51,200 SF

AVAILABLE SIZE: Option A: 10,000 - 26,692 w/1,700 SF office
Option B: 47,172 SF w/16,000 SF office

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 (Industrial)

RE TAXES: \$1.68 PSF (paid in 2018)

CAM: \$0.82 PSF (2018)

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

SALE PRICE: Subject to Offer

- Modern precast building
- Great User/Investor Purchase Scenario
- High exposure location at entrance to McHenry Corporate Center
- Available 7/1/2019 (possibly sooner)

Contact:

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ENTRE
Commercial Realty LLC

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LOCATION

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

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