



# For Sale

**Tax ID:** 14-30-300-011 (29.96 Acres)

14-30-152-006 (2.49 Acres)

14-30-152-003 (1.24 Acres)

13-25-277-002 (12.14 Acres)

**Property Type:** Manufacturing/Warehouse

**Sale Type:** Vacant

**Total Building SF:** 133,529 SF

Office: 11,000 SF

Production/Warehouse: 122,529 SF **Total Land**

**Area:** 45.83 acres

**Zoning:** I-2 Heavy Industrial

**Clear Height:** 26'-30'

**Dock Doors:** 12 Exterior / 4 Interior

**Number of Parking Spaces:** 128

**2018 Taxes:** \$1.07/SF

**8200 Ridgfield Road  
Crystal Lake, IL**

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*8200 Ridgefield Road, Crystal Lake, IL 60012*

**Space Breakout:**

**Office** –11,000 SF

**1<sup>st</sup> Floor**

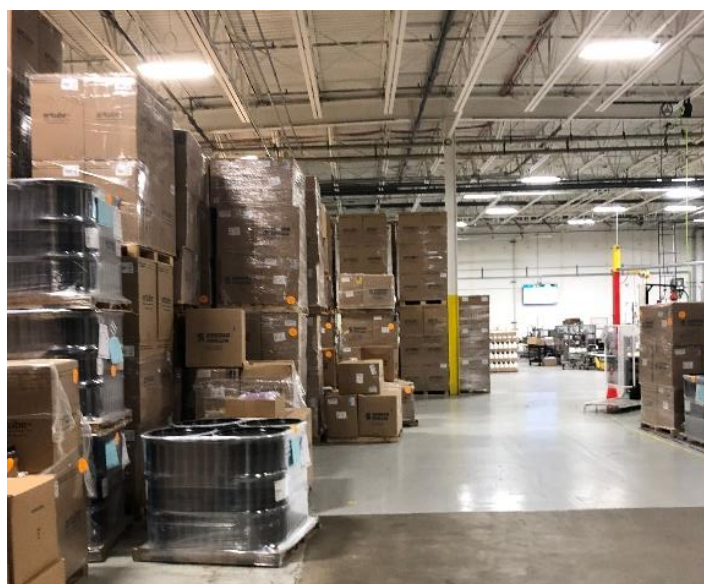
- 2 Conference rooms
- 2 private office
- Open reception

**2<sup>nd</sup> Floor**

- Roughly 1,500 SF of Lab space
- 4 private offices
- 2 conference rooms
- Private storage

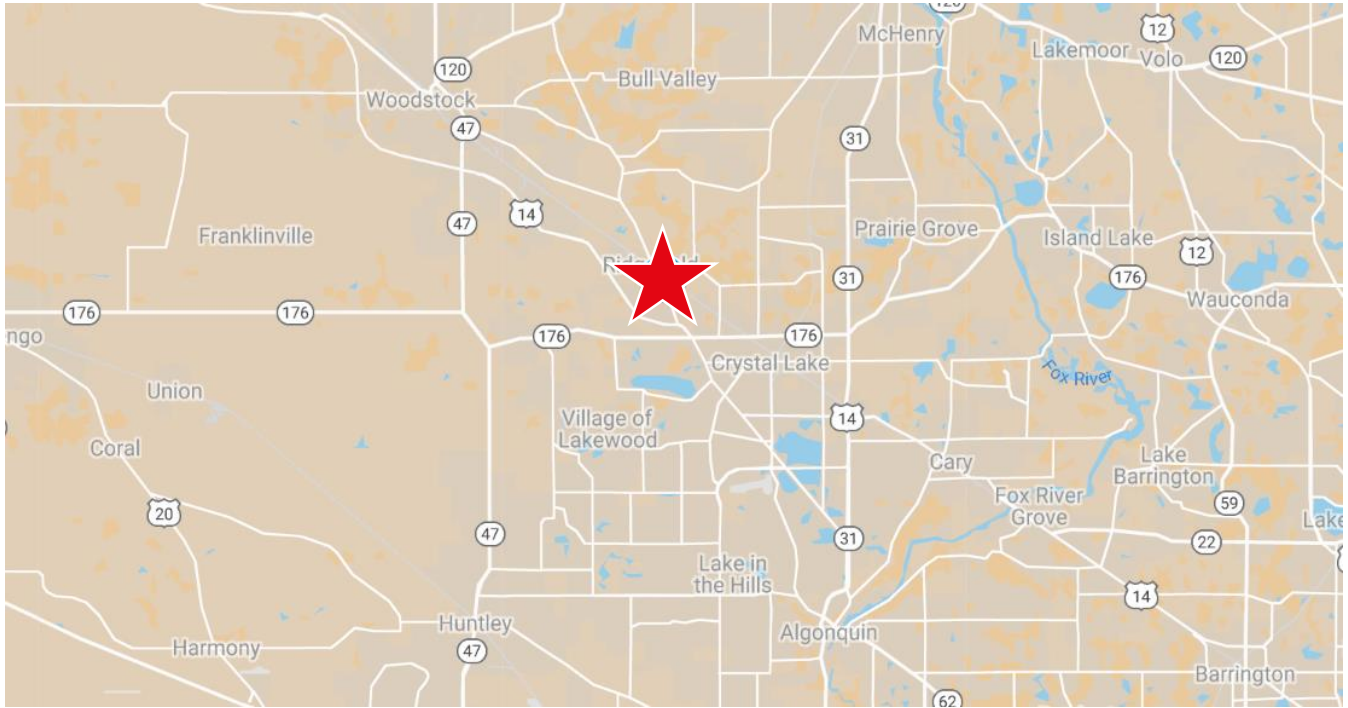
**Industrial** – 122,529 SF (Warehouse/Production)

- Contains Men’s & Woman’s Locker Room
- 12 Exterior Dock Door
- 4 Interior Dock Doors
- 480 V Power MCC
- Control Office – roughly 200 SF (2 levels)
- Rail dock that can hold 6 tank cars
- Production Offices – roughly 14,000 SF (2 levels)





# Property Map



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