

HIGHLIGHTS

220
EXCHANGE DR

300
EXCHANGE DR

LOCATION

Crystal Lake Business Center
220 & 300 Exchange Drive, Crystal Lake, IL

22,125 - 129,968 SF SF FOR LEASE



PROPERTY FEATURES

- Attractive, High Image Buildings in First Class Corporate Park
- Adjacent to Pingree Grove Metra Station (Union Pacific – Northwest Line)
- Functional Space with 24' Clear
- Ample Parking with Exterior Truck Docks and Large Truck Courts
- Institutional Ownership and Management
- Zoning M (Manufacturing)



Contact:

Dan Jones, SIOR, Managing Broker

847-310-4299

djones@entrecommercial.com

Dan Benassi, SIOR

847-310-4298

dbenassi@entrecommercial.com

Sam Deihls

224-202-6290

sdeihls@entrecommercial.com

www.entrecommercial.com | 847-310-4295

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

ENTRE
Commercial Realty LLC

220 Exchange Drive, Crystal Lake, IL

22,125 SF FOR LEASE



SPECIFICATIONS

BUILDING SIZE: 115,600 SF

LAND SITE: 8.07 AC

AVAILABLE: 22,125 SF

OFFICE: 2,000 SF

LOADING: 3 Exterior Truck Docks

POWER: 800 Amps/480 Volts

CEILING HEIGHT: 24' Clear

BAY SIZES: 40' x 42'

FLOOR THICKNESS: 6"-8"

SPRINKLER: Yes

AGE: 2001

PARKING: 1.9 Cars Per 1,000 SF

CAM: \$0.87 PSF (2019 Budget)

RE TAXES: \$1.52 PSF (2019 Budget)

LEASE PRICE: \$4.95 PSF Net

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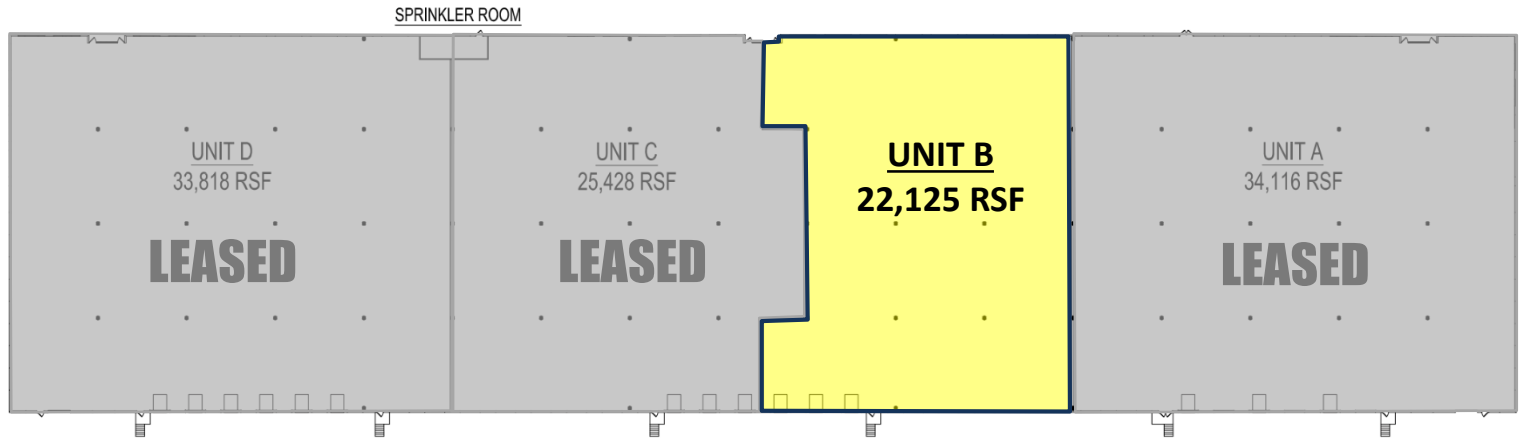
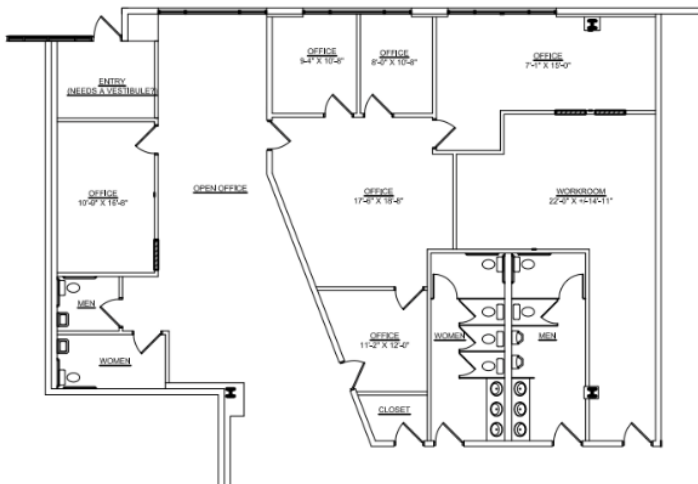
224-202-6290

sdeihls@entrecommercial.comwww.entrecommercial.com | 847-310-4295

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220 Exchange Drive, Crystal Lake, IL

22,125 SF FOR LEASE

Unit B Office**Contact:**

Dan Jones, SIOR, Managing Broker
847-310-4299
djones@entrecommercial.com

Dan Benassi, SIOR
847-310-4298
dbenassi@entrecommercial.com

Sam Deihns
224-202-6290
sdeihns@entrecommercial.com

300 Exchange Drive, Crystal Lake, IL

28,800 – 129,968 SF FOR LEASE



SPECIFICATIONS

BUILDING SIZE: 129,968 SF

LAND SITE: 8.48 AC

UNIT A: 33,076 SF w/ 4,290 SF Office

UNIT B: 28,800 SF w/ 1,300 SF Office

UNIT C: 68,092 SF w/ 3,164 SF Office

LOADING: 17 Exterior Truck Docks/ (4) DID

POWER: 2400 Amps – 277/480 Volts

CEILING HEIGHT: 24' Clear

BAY SIZES: 40' x 48'

FLOOR THICKNESS: 6"-8"

SPRINKLER: Yes

AGE: 2001

PARKING: 1.5 Cars Per 1,000 SF

CAM: \$0.63 PSF (2019 Budget)

RE TAXES: \$1.11 PSF (2019 Budget)

LEASE PRICE: \$4.95 PSF Net

Contact:

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dbenassi@entrecommercial.com

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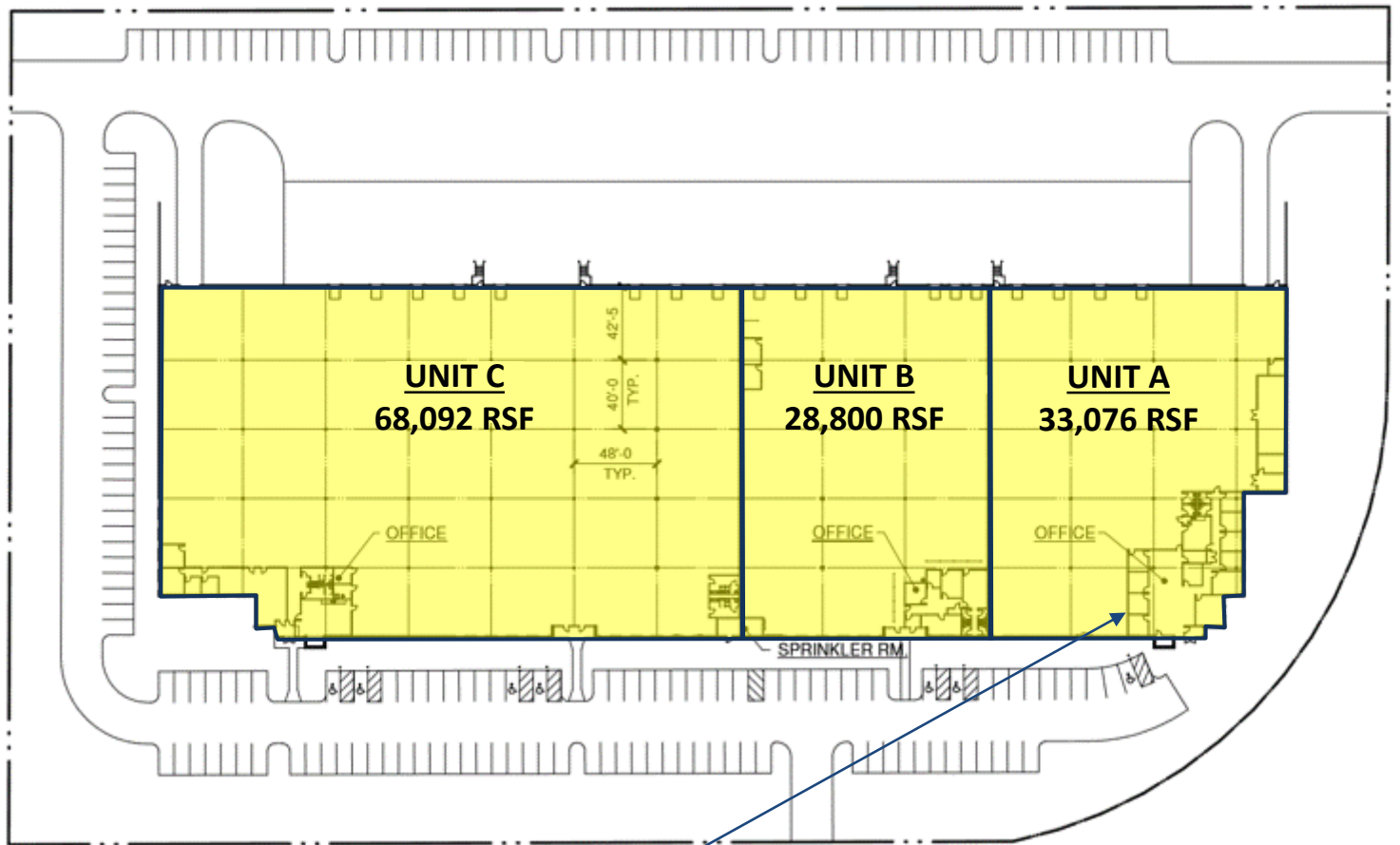
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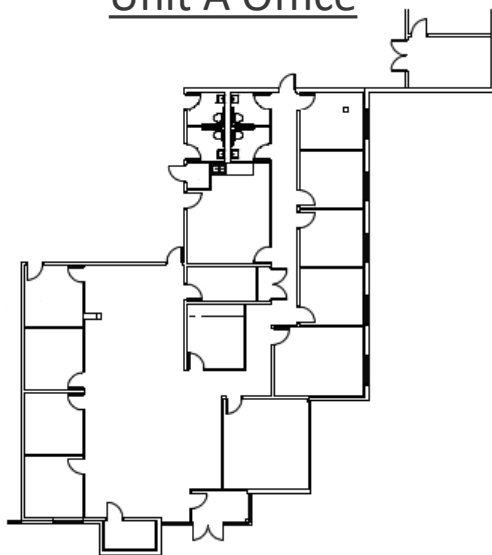
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28,800 – 129,968 SF FOR LEASE



Unit A Office

**Contact:**

Dan Jones, SIOR, Managing Broker
847-310-4299
djones@entrecommercial.com

Dan Benassi, SIOR
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dbenassi@entrecommercial.com

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