

OFFERING MEMORANDUM

McHenry Corporate Center IV

1391 Corporate Drive
McHenry, IL 60050

MAJOR PRICE REDUCTION



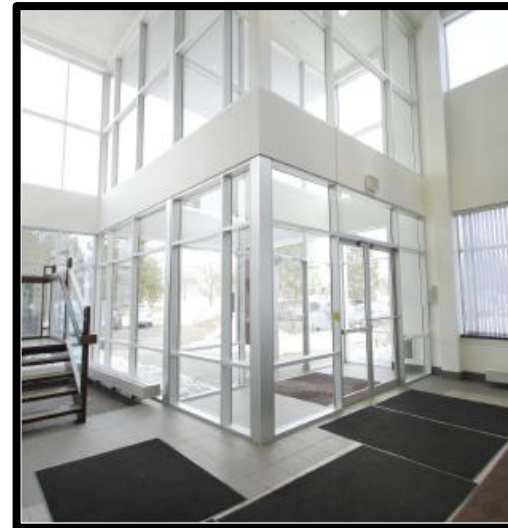
- ❖ 64,473 Square Foot Office/Flex
- ❖ Business-Friendly Municipality and County
- ❖ Single or Multiple Tenancy Options
- ❖ High Image Business Park Setting
- ❖ Owner or Investor Opportunity
- ❖ Fully Furnished Turnkey Facility

Property Specifications

McHenry Corporate Center IV

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- Building Size: 64,473 SF
- Land Site: 6.5 Acres
- Construction: Precast
- 1st Floor: 32,835 SF
- 2nd Floor: 31,638 SF
- Warehouse: 10,000 SF
- Year Built: 1994
- Loading: (1) Truck Dock, (1) DID
- Power: 1600 Amps/480V/3-Phase
UPS System in Place
- Parking: 245 Spaces (4/1000)
- Generator: 300KW Kohler; 2001
- Sprinkler: Yes
- Elevator: Yes
- Roof: Reflective Single Ply Roof Membrane
- Fiber Optic: Yes; Provided by AT&T (100 Pair Copper)
- RE Taxes: \$1.00 PSF (TBD)
- Lease Rate: \$7.00 PSF NNN (full building)
- Sale Price: ~~\$2,600,000 (\$42.33 PSF)~~
\$1,950,000 (\$30.25 PSF)

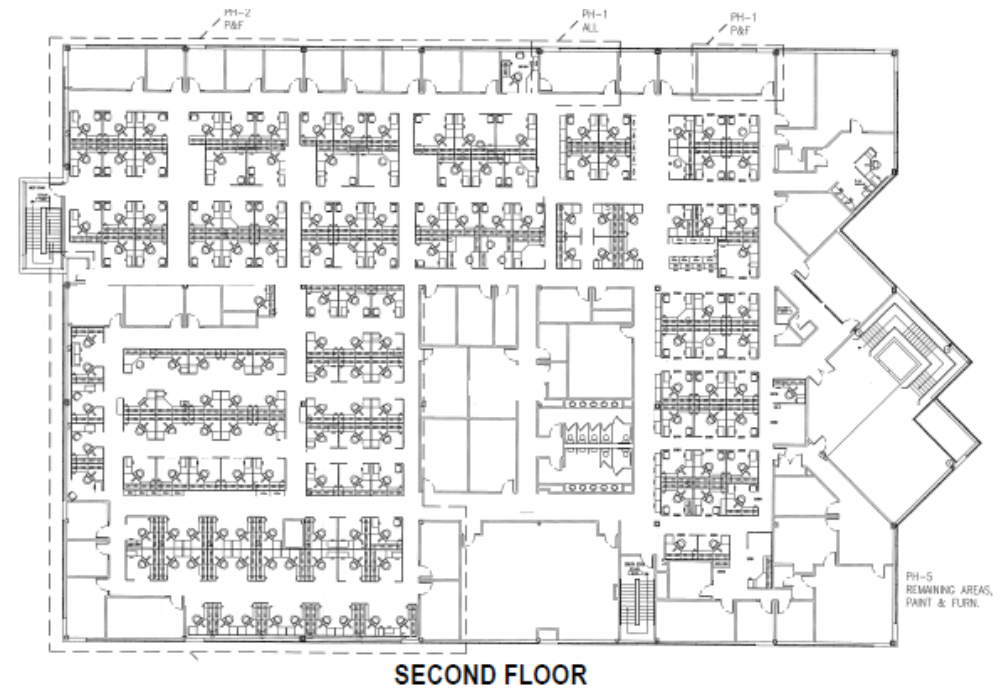
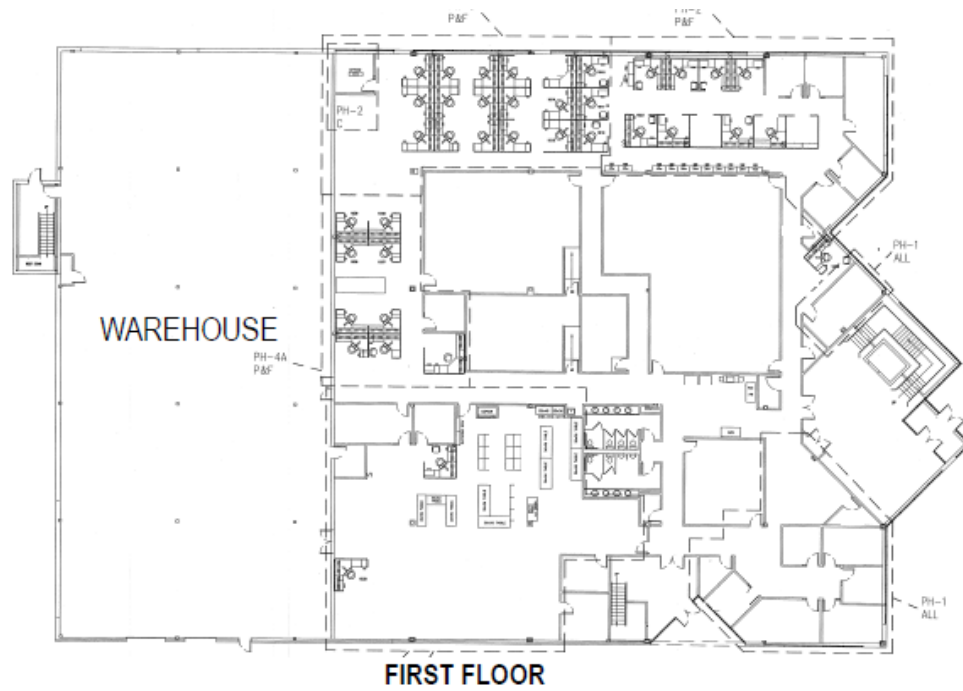


Floor Plan (As-Built)

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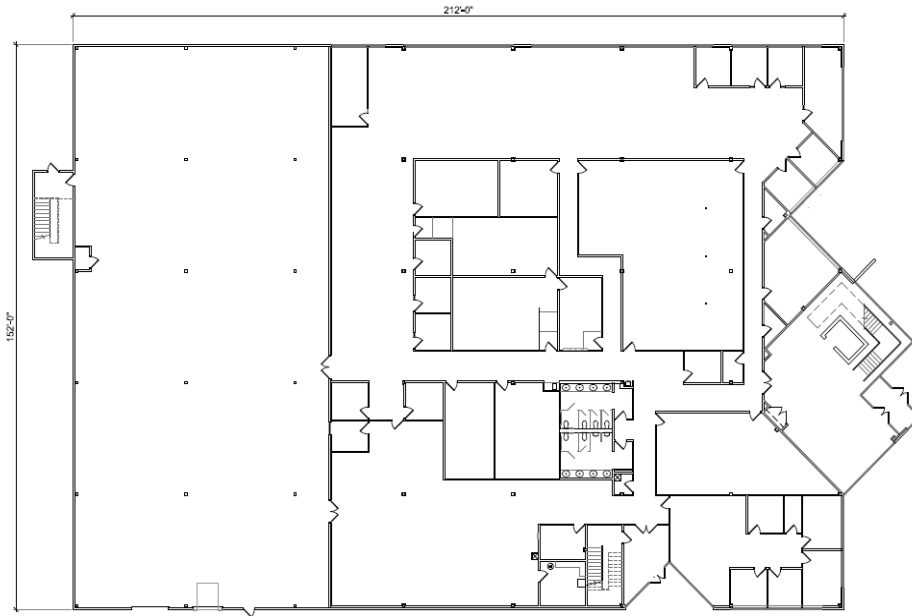


Floor Plan: Two-Tenant (Concept)

McHenry Corporate Center IV

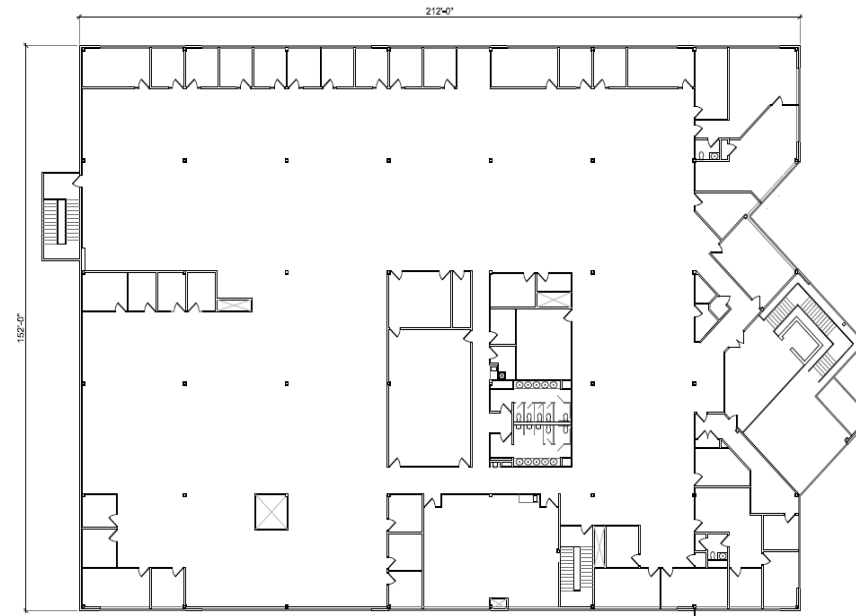
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Suite 1: 32,236 SF

- Office: 22,236 SF
- Warehouse: 10,000 SF
- Loading: 1 Dock/1 DID



Suite 2: 32,236 SF

- 100% office

Floor Plan: Office/Warehouse (Concept)

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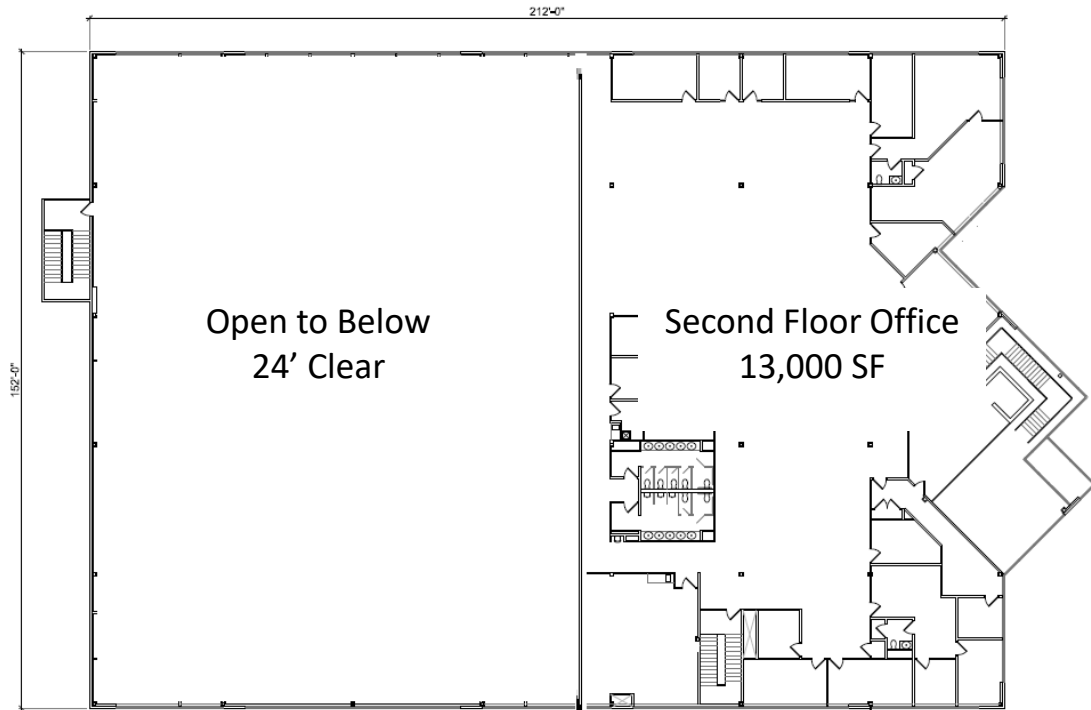
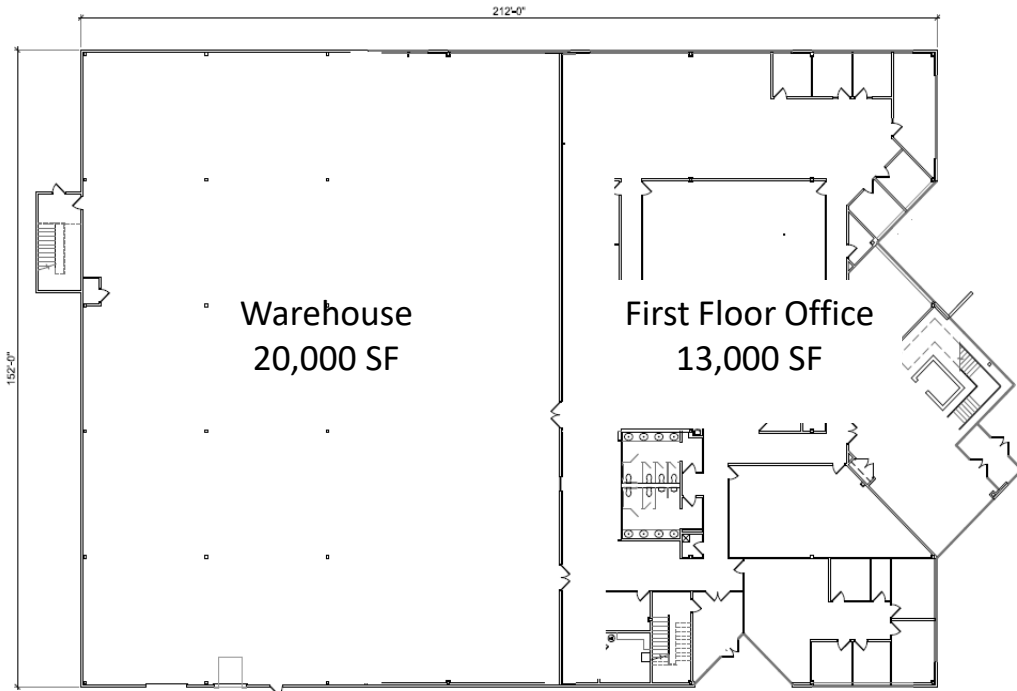
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46,000 SF Building

- Office: 26,000 SF
- Warehouse: 20,000 SF
- Loading: 1 Dock/1 DID
- Ceiling Height: 24' clear

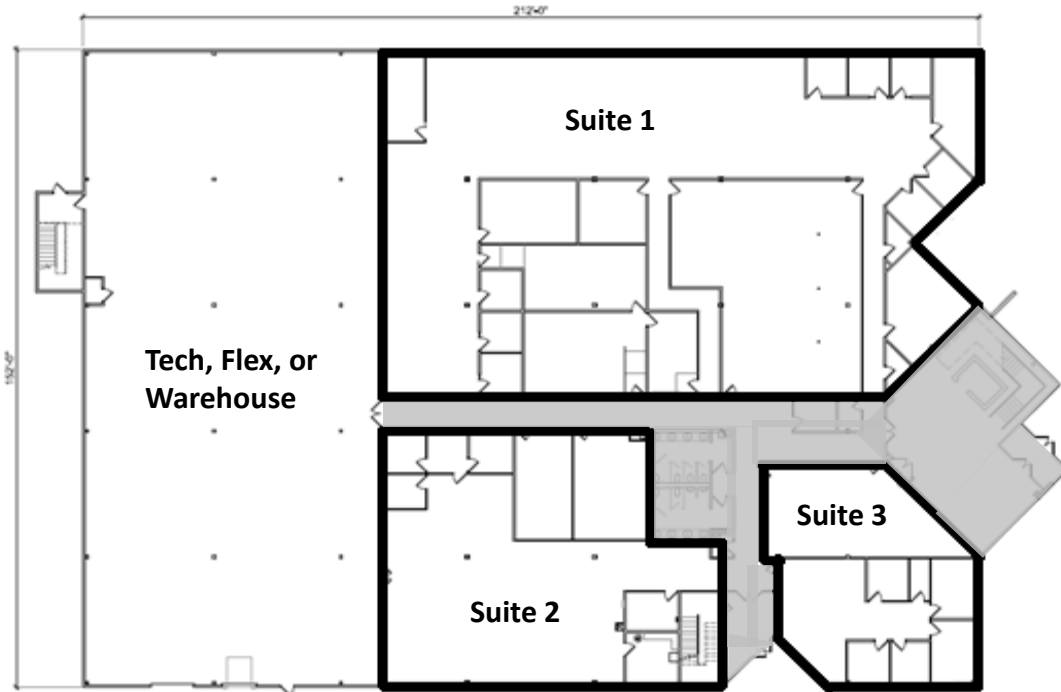


Floor Plan: Multi-Tenant (Concept)

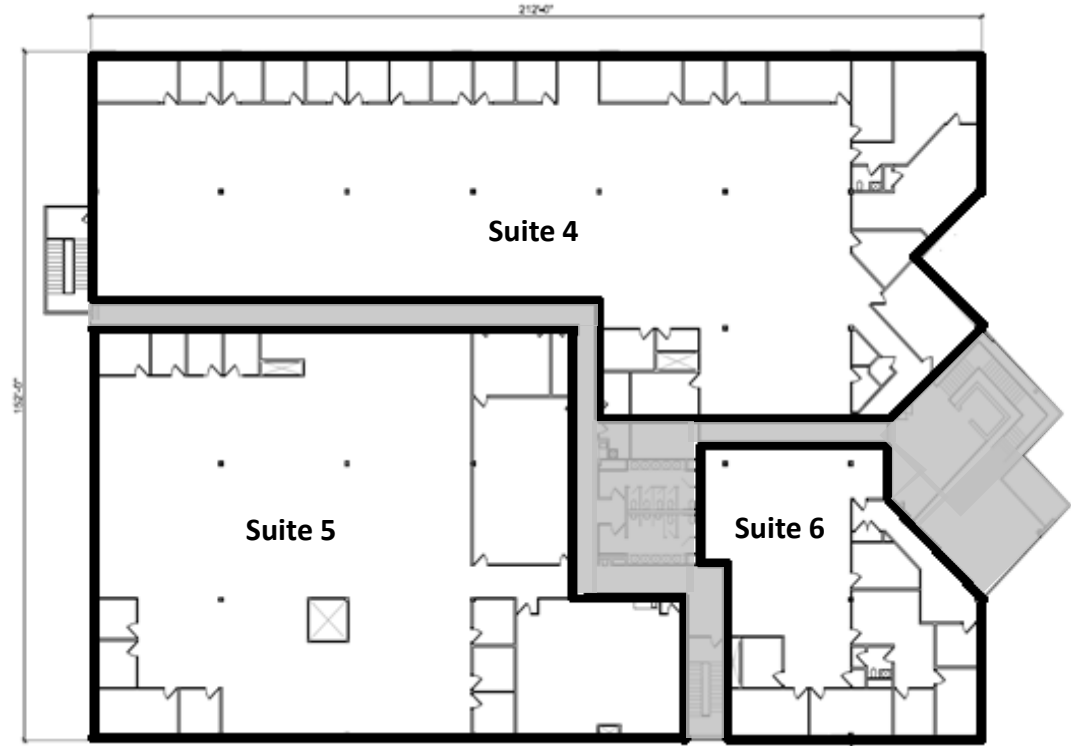
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- Suite 1: 10,000 SF
- Suite 2: 7,200 SF
- Suite 3: 5,000 SF
- Tech/Flex: 10,000 SF

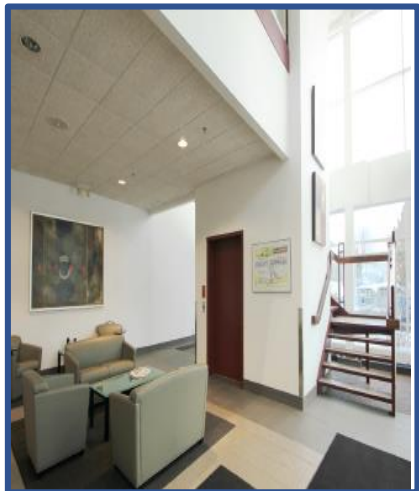
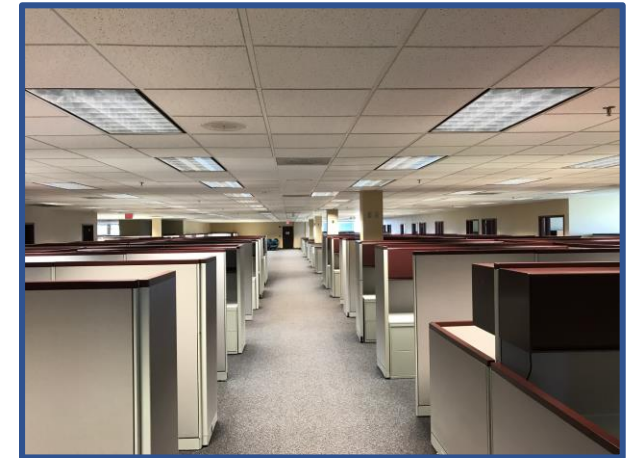
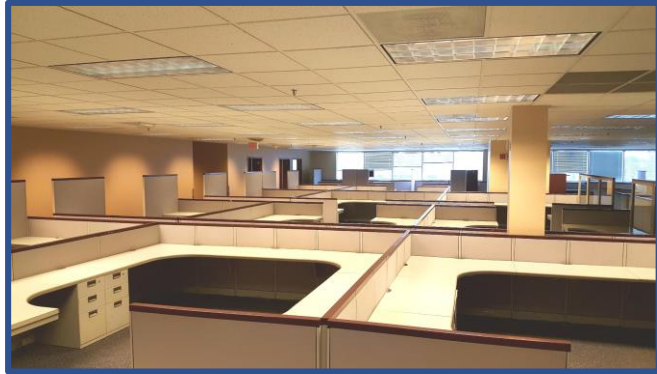
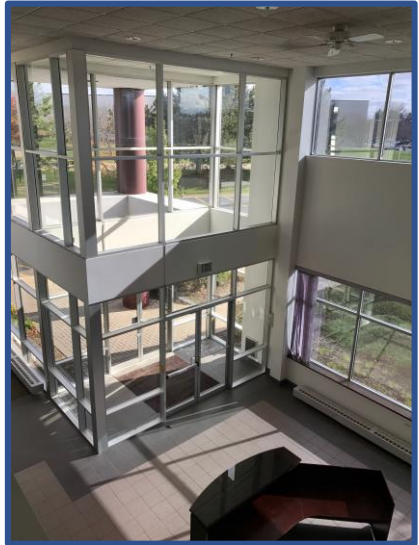


- Suite 4: 15,000 SF
- Suite 5: 11,700 SF
- Suite 6: 5,500 SF

Property Photos - Interior

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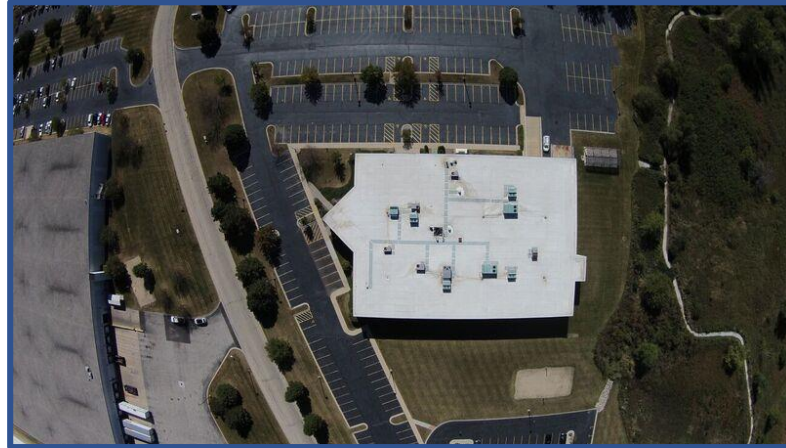


Property Photos - Exterior

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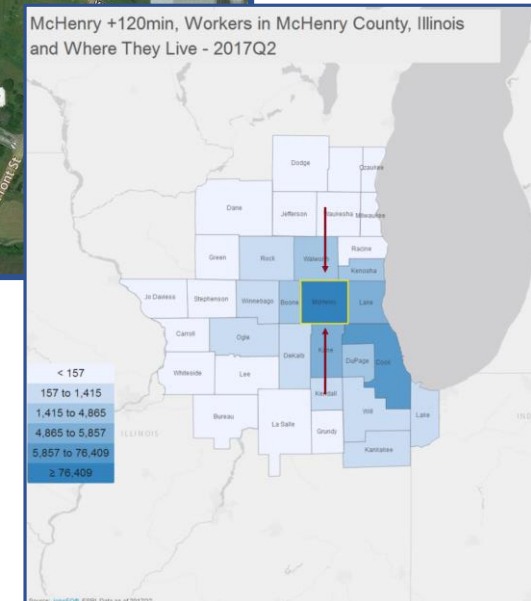
McHenry County Demographics

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DEMOGRAPHIC PROFILE						
	Percent			Value		
	McHenry County, Illinois	IL Economic Dev Region EDR4	Illinois	McHenry County, Illinois	IL Economic Dev Region EDR4	Illinois
Demographics						
Population ²	—	—	—	307,004	8,753,830	12,801,539
Population Annual Average Growth	0.2%	0.2%	0.1%	637	20,473	15,758
Median Age	—	—	—	38.0	35.7	36.6
Under 18 Years	27.3%	25.1%	24.4%	84,175	2,184,668	3,129,179
18 to 24 Years	7.6%	9.4%	9.7%	23,455	821,452	1,246,307
25 to 34 Years	11.3%	14.6%	13.8%	34,761	1,269,688	1,775,957
35 to 44 Years	15.3%	14.0%	13.5%	47,336	1,220,662	1,725,890
45 to 54 Years	17.0%	14.5%	14.6%	52,619	1,261,774	1,870,879
55 to 64 Years	11.4%	11.0%	11.5%	35,094	958,668	1,473,207
65 to 74 Years	6.0%	6.1%	6.6%	18,560	527,262	849,535
75 Years. and Over	4.1%	5.2%	5.9%	12,760	455,884	759,678
Economic						
Labor Force Participation Rate and Size (civilian population 16 years and over)	71.6%	67.4%	65.6%	170,982	4,657,406	6,694,742
Armed Forces Labor Force	0.1%	0.2%	0.2%	122	12,332	17,420
Veterans, Age 18-64	4.2%	3.1%	4.1%	8,061	172,804	335,600
Median Household Income	—	—	—	\$77,222	\$63,042	\$57,574
Per Capita Income	—	—	—	\$33,735	\$32,506	\$30,494
Poverty Level (of all people)	7.9%	13.9%	14.3%	24,037	1,196,568	1,801,118
Households Receiving Food Stamps	6.3%	12.9%	13.1%	6,937	408,488	625,061

Source: McHenry County Economic Development Corporation



Contact Us

McHenry Corporate Center IV

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