

# For Sale or Lease

115 Erick St., Crystal Lake, IL

# 73,540 SF

## MAJOR PRICE REDUCTION!



**Short Term & Flexible Leases Available from 20,000 SF & Up**

### PROPERTY FEATURES:

- High Image Office/Warehouse Building
- Ideal HQ Facility
- High-tech Infrastructure in Place
- Convenient Access to Rt. 14 & Rt.31
- Heavy Parking
- Opportunity for Alternative Uses - Church, School, Athletic, Recreational, Call Center, Training Center, etc.
- Fully Air-conditioned Facility
- In Proximity to Lodging, Restaurants, and Shopping



### Contact:

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**ENTRE**  
Commercial Realty LLC

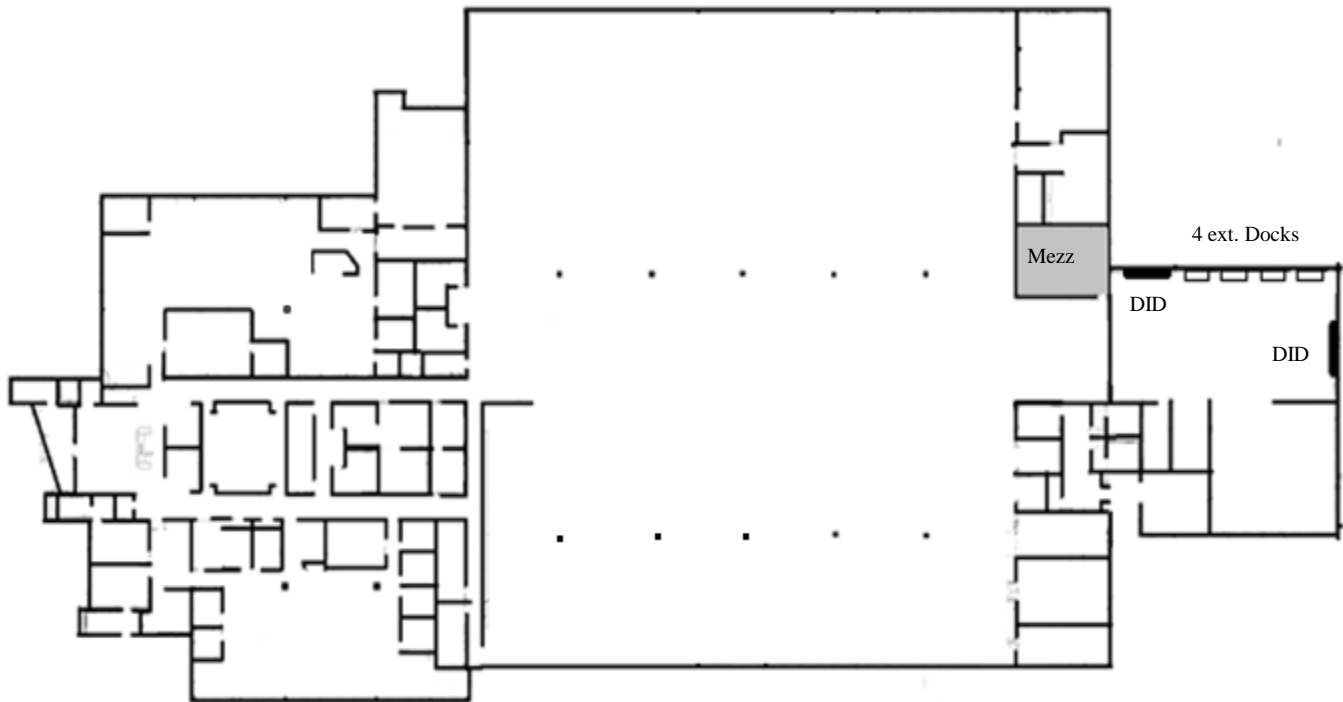
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[www.entrecommercial.com](http://www.entrecommercial.com)

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# 73,540 SF



## PROPERTY SPECIFICATIONS:

- Address: 115 Erick St., Crystal Lake, IL
- Building Size: 73,540 SF
- Available: 20,000-73,540 SF (Short/Flexible Term Leases OK)
- Land Site: 10.05 Acres
- Office SF: 21,330 SF
- Loading: 4 exterior docks./ 2 DID
- Ceiling Height: 15' - 24' Clear
- Bay Sizes: TBD
- Power: 5,000 Amps/ 480V 3-phase  
(To Be Confirmed)
- Zoning: Manufacturing Limited (ML)
- Age: 1999
- Parking: 230 Spaces (expandable)
- Lease Rate: ~~\$5.95 PSF, NNN~~  
\$4.25 PSF, NNN
- CAM: \$0.75 PSF (estimated)
- Real Estate Taxes: \$1.83 PSF (2017)
- Sale Price: \$5,125,000 (~~\$69.69 PSF~~)  
\$4,200,000 (\$57.11 PSF)

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**73,540 SF**



Ample Parking (230 spaces)



High Image Reception Area



Fully Air-Conditioned Warehouse



High-Tech Distribution/Production Space

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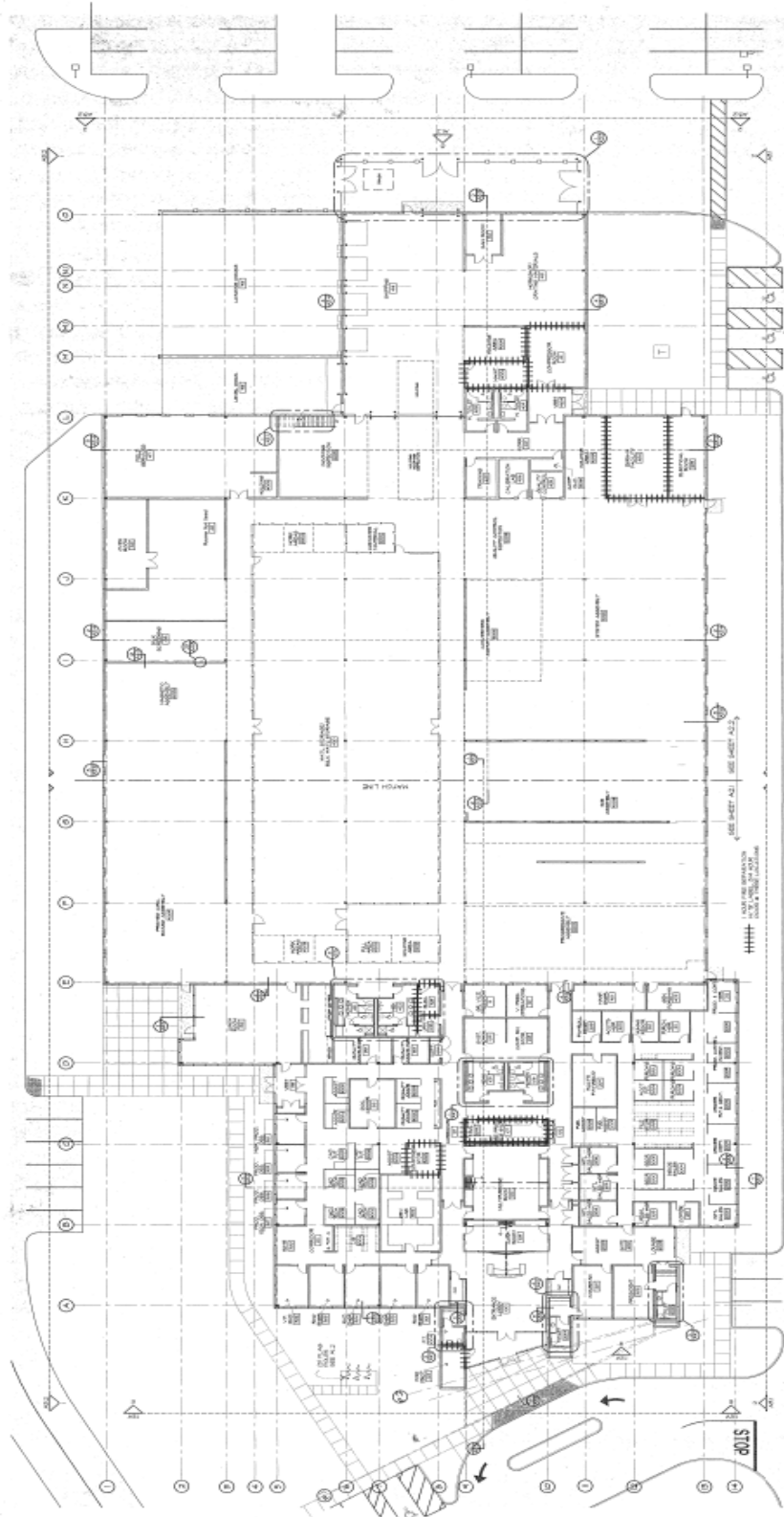
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