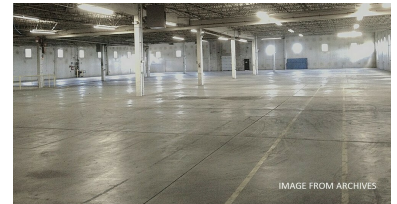
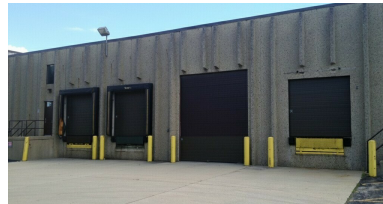


7900 S. Route 31
Crystal Lake, IL 60014

For Sale & Lease

MLS #12566574

INDUSTRIAL



FREESTANDING INDUSTRIAL 43,137 SF

SALE: \$4,350,000

LEASE: \$7.00 PSF NNN

Freestanding Industrial Building 43,137 SF

43,137 SF freestanding industrial building situated on ±3.31 acres (two PINs) along Route 31, just south of Mercy Hospital in Crystal Lake.

The building includes approximately 5,800 SF of office space (which can be downsized), four loading docks (one with leveler), one 12'x14' drive in door, ceiling heights ranging from 15' to 20'. Heavy power of 1200 amps, 480V and four ADA bathrooms. 49 paved parking spaces and 20 gravel spaces. Served by septic field and city water.

Also available for lease: \$7.00 psf NNN with \$1.69 psf Taxes and \$0.50 psf est. CAM.

The additional 1 acre parcel to the east offers potential for the building's expansion or additional parking. Building available 8/1/26.

Specifications

Land Size:	±3.31 Acres
Year Built:	1982
Office Size:	5,800 SF
Electrical:	1200 amps 480V
Sprinklers:	Yes
Washrooms:	4 ADA
Ceiling Height:	15 - 20 ft
Parking:	49 Paved / 20 Gravel
DID's:	1 (12' x 14')
Dock:	4 (1 Interior w/ leveler)
Sewer/Water:	City Water / Septic
Zoning:	M
Taxes:	\$73,104.38 (2025)
CAM & Taxes	\$1.69 psf Taxes / \$0.50 psf est. CAM (lease)

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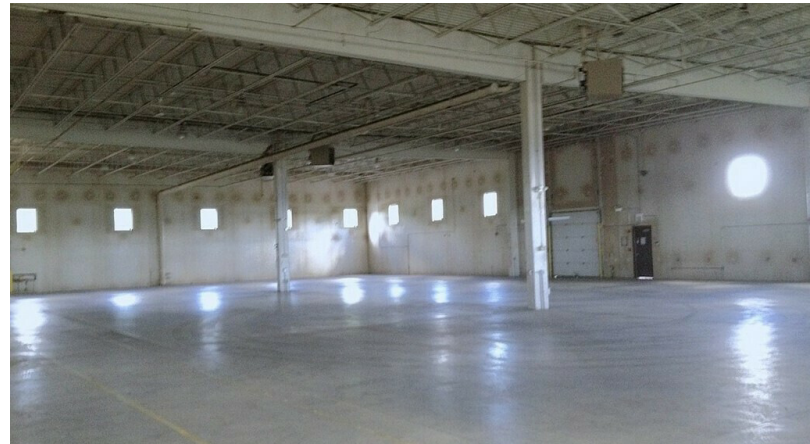
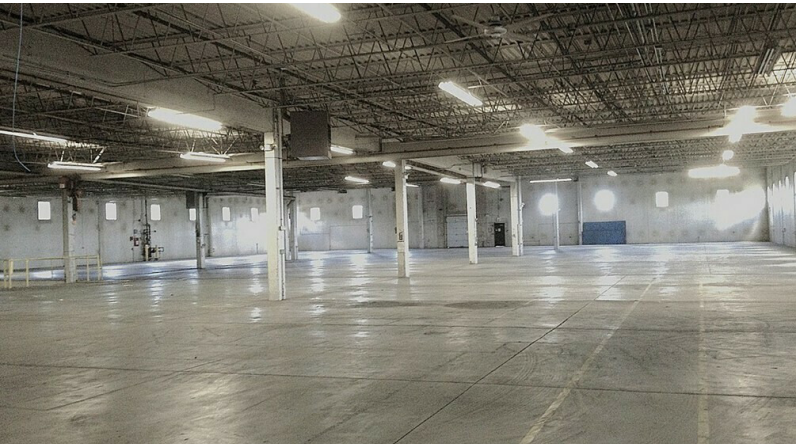
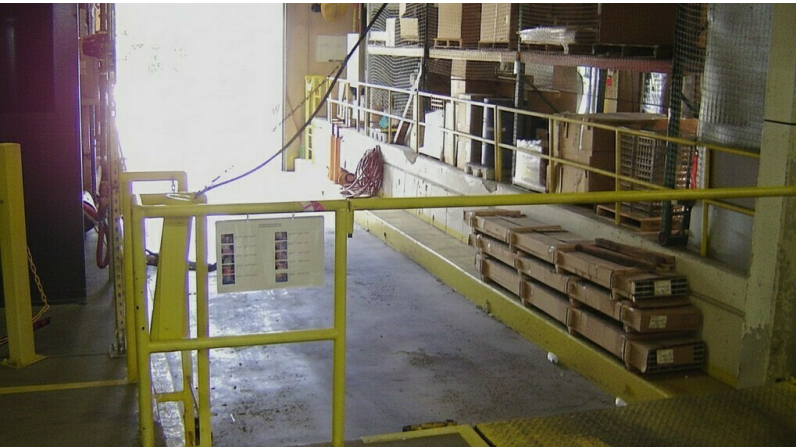


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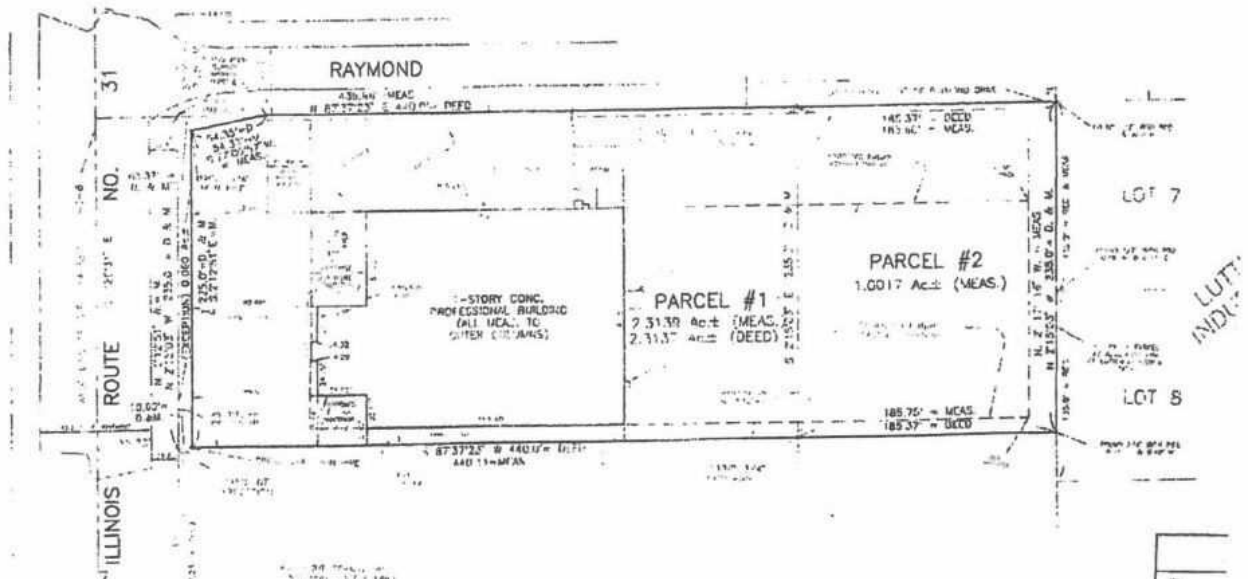
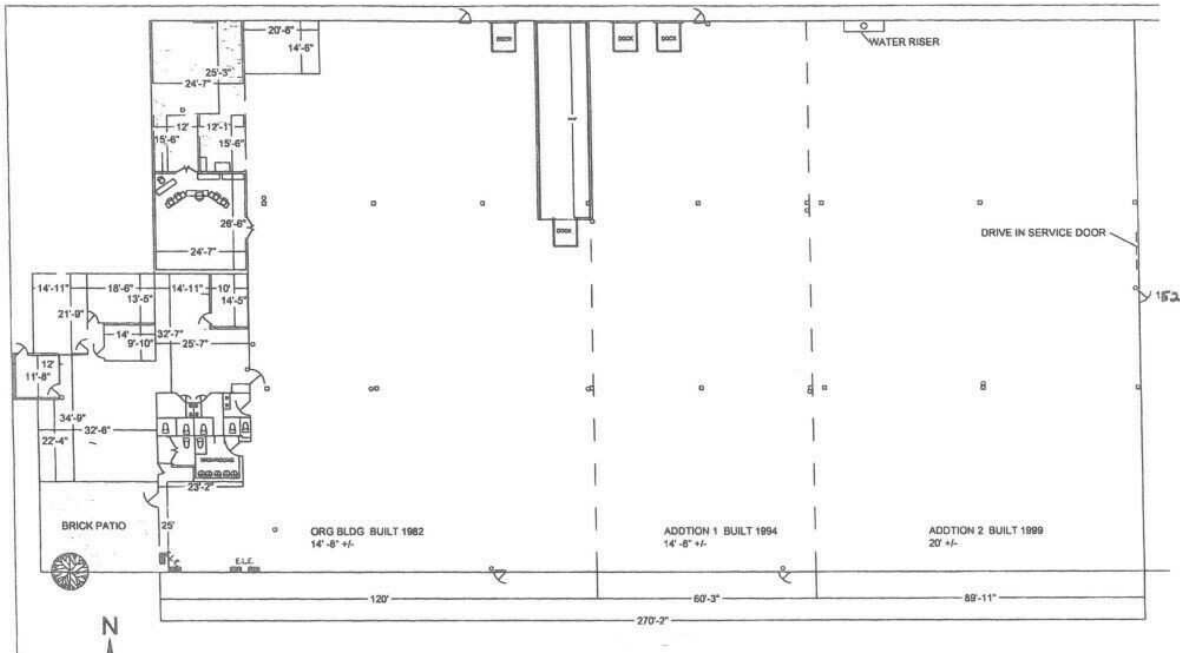


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