

13700 IL Route 47
Huntley, IL

ENTRE
Commercial Realty LLC

For Lease

AVAILABLE: ± 27,512 SF

BUILDING SIZE: ± 119,411 SF

AVAILABLE: ± 27,512 SF

OFFICE: 5% TO-SUIT

SITE SIZE: 14 ACRES

YEAR BUILT: 2026

LOADING: 3 DOCKS (EXPANDABLE)
2 DRIVE-IN-DOORS (12X14)

CLEAR HEIGHT: 30'

POWER: 400 AMPS/480 VOLTS 3 PHASE

CAR PARKING: AMPLE

LEASE RATE: \$12.00 NNN



Presented By:

- **Mike Deserto**
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- **Cory Kay**
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 entreccommercial.com

The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

Floor Plan



Facility Highlights:



**Zoning Approved
for Heavy Uses**



**Trench
Drains**



**Ideal for Distribution,
Manufacturing, or
High Image Corp. HQ**



**Gated & Secured ¼ Mile to Interstate
Well-Lit Lot 90 via IL Rt. 47**



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Property Photos



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Site Overview

Highlights:



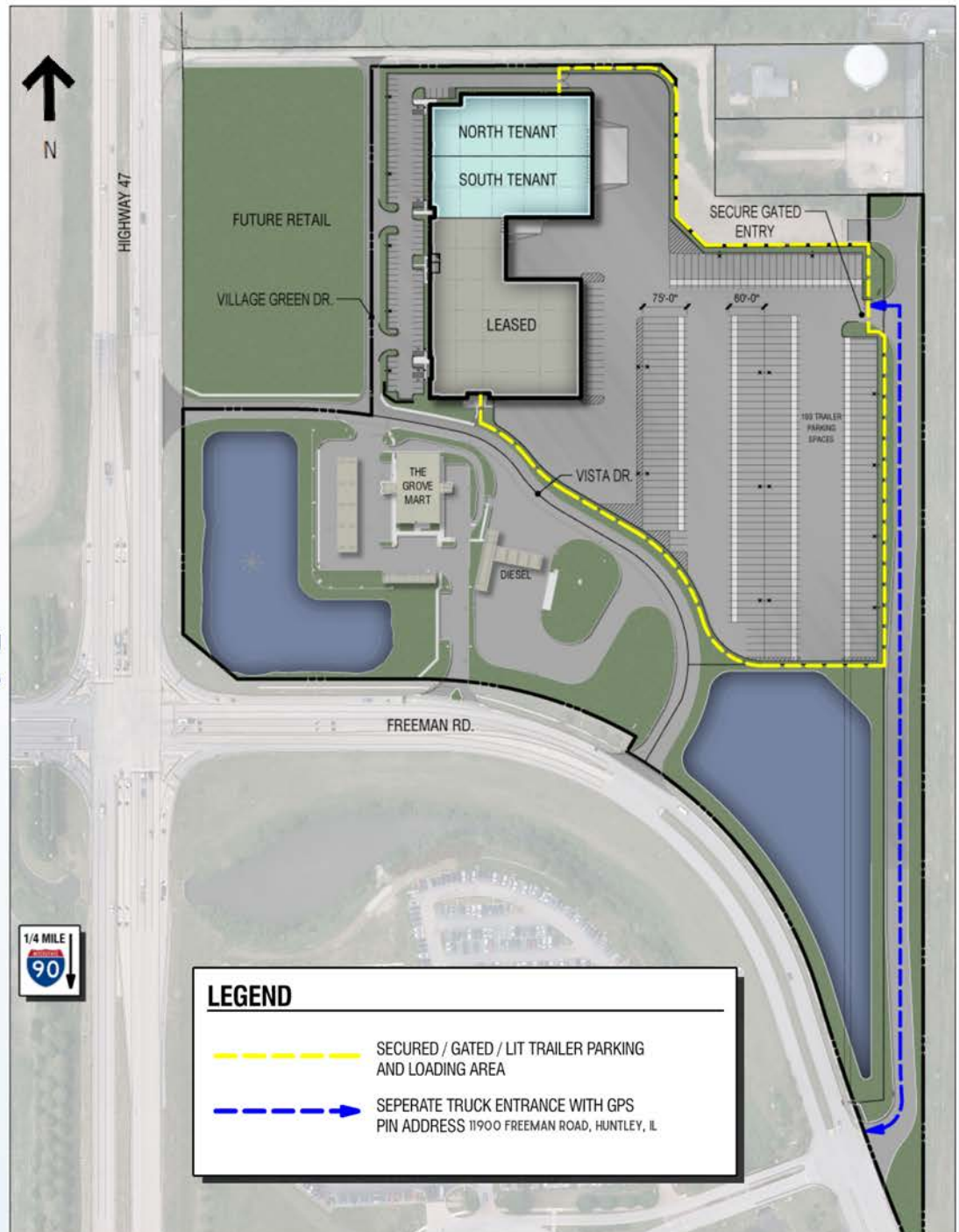
**Gated,
secured, &
well-lit**



**High-visibility
location with
excellent
exposure along
IL Rt 47. ¼ Mile
to I-90**



**Corporate
neighbors
including
Amazon,
Weber, and
JBSS**



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O'Hare Int'l Airport (ORD)



30 MIN

Chicago Rockford Int'l Airport (RFD)

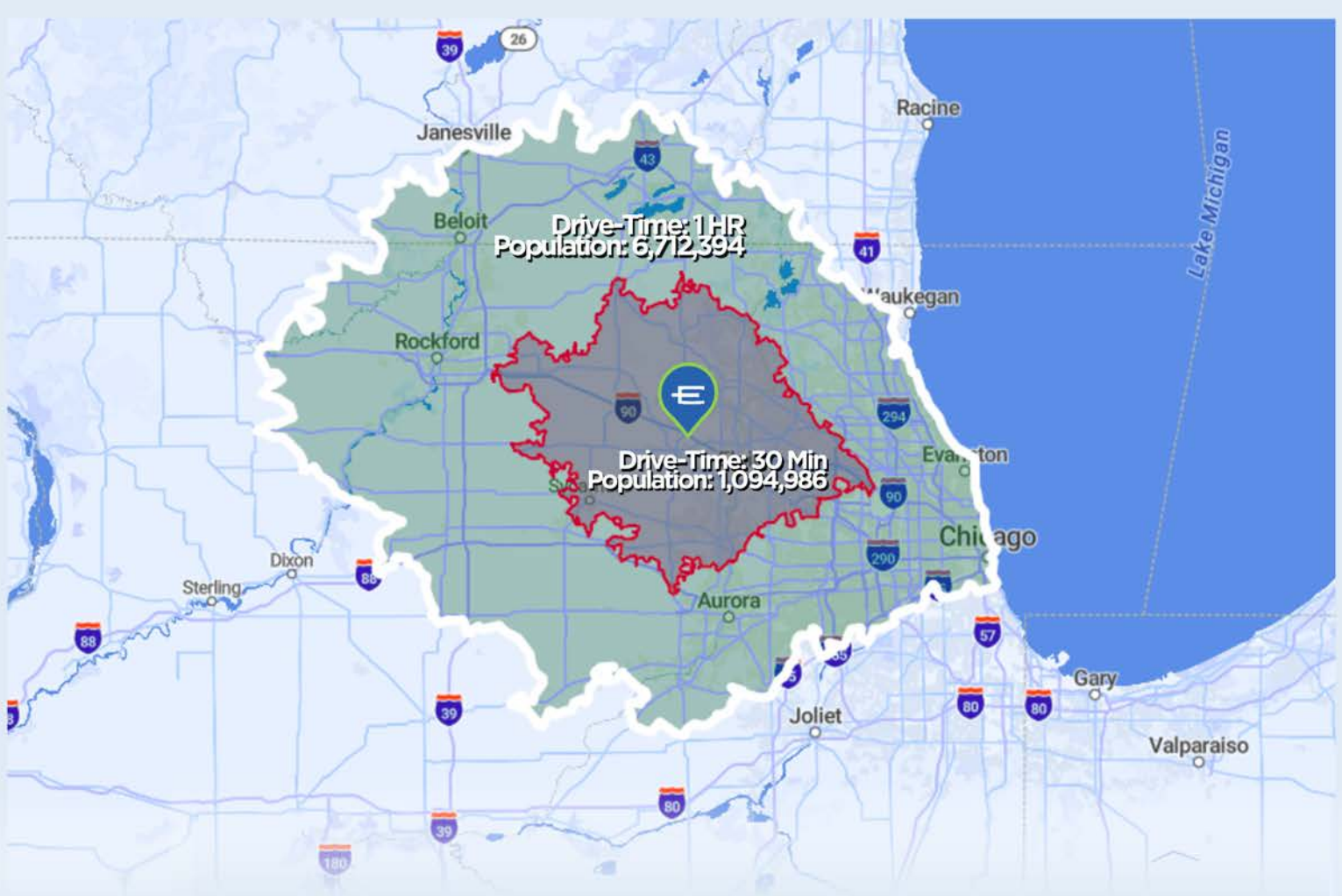


40 MIN

AREA TENANCY



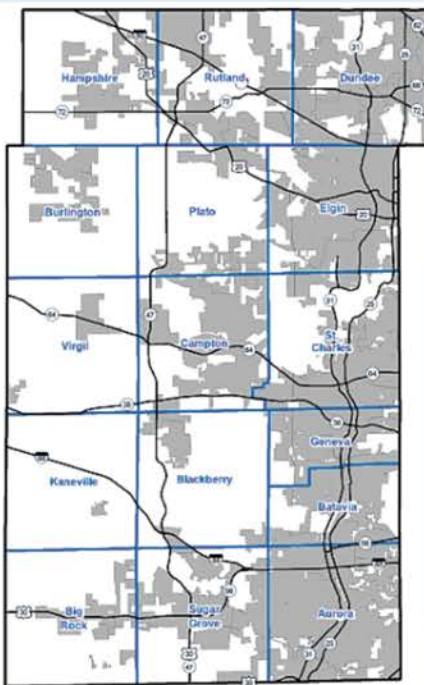
3350 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005



LOCATION Highlights

REGIONAL DRIVE-TIMES

CHICAGO	51 MILES	1 HR 1 MIN
ST. LOUIS	330 MILES	4 HRS 53 MIN
DETROIT	325 MILES	5 HRS 6 MIN
CINCINNATI	339 MILES	5 HRS 34 MIN
MINNEAPOLIS	371 MILES	5 HRS 34 MIN
KANSAS CITY	512 MILES	7 HRS 27 MIN



Kane County

Located in the western suburbs of the Chicago metropolitan area, Kane County offers strategic access to major highways, rail lines, and regional airports while maintaining room for business expansion. With a diverse economic base, growing workforce, and strong municipal support, the region provides an ideal environment for innovation, investment, and sustained growth.