

For Sale

User or User/Investor

AVAILABLE:
25,200 SF on 2.29 AC

2449 Pierce Drive Spring Grove, IL

BUILDING SIZE:	25,200 SF
LOT SIZE:	2.29 ACRES
YEAR BUILT:	1996
PARKING:	75
LOADING:	8 DRIVE-IN DOORS (10'X14' & 12'X14')
WATER/SEWER:	MUNICIPAL
CEILING HEIGHT:	16'-18'
TENANT SPACES:	5
PROPERTY TYPE:	FLEX/RETAIL
ZONING:	B-2
PRO FORMA 2026 NOI:	\$99,125
SALE PRICE:	\$2,200,000

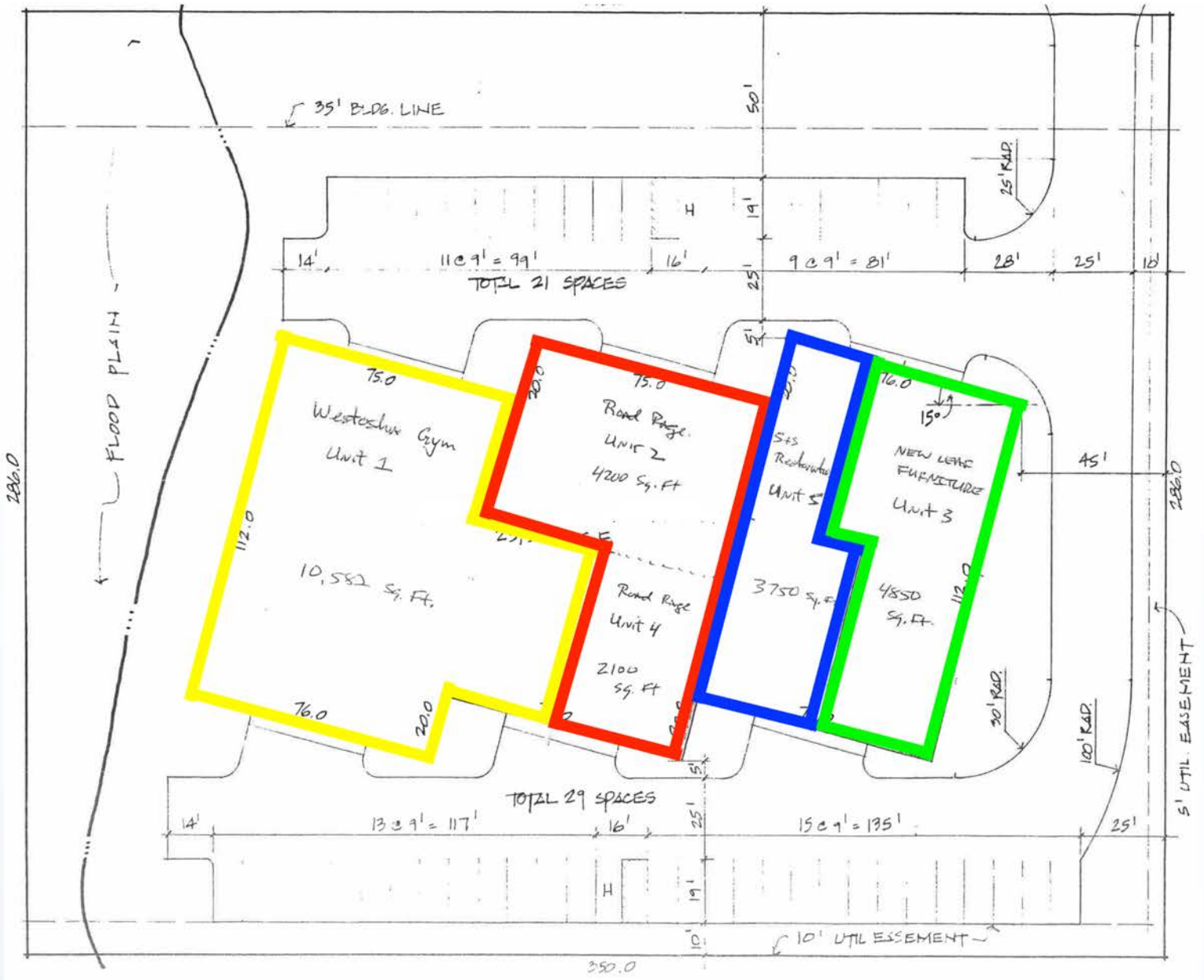
- Well-maintained flex spaces with high ceilings
- Strong exposure to Jewel, McDonalds, U-Haul, Chase Bank and other national brands
- Direct access to Rt. 12 corridor



Presented By:

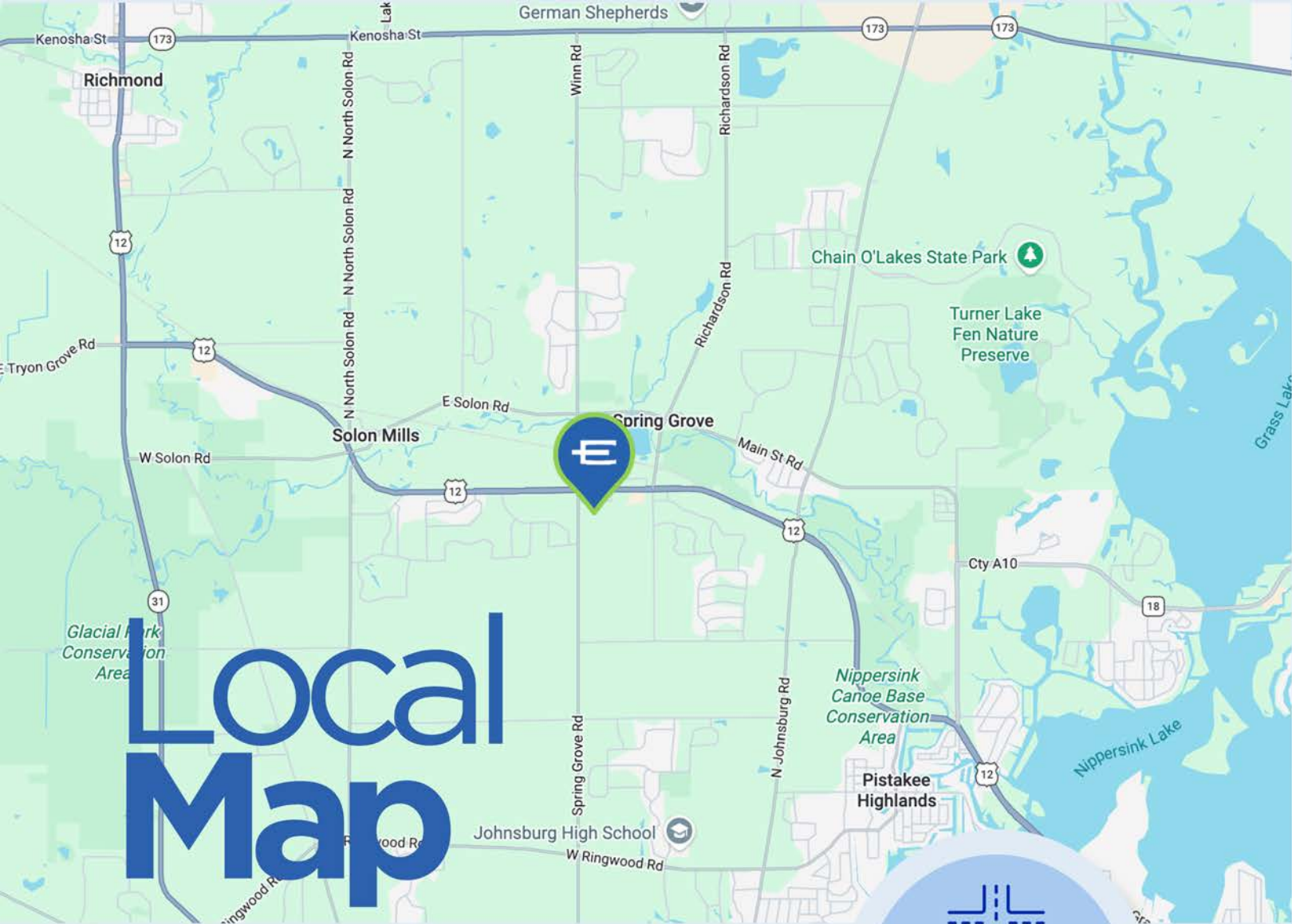
➤ **Kevin Kaplan, CCIM**
309-261-0920
kkaplan@entreccommercial.com

Site Plan



Property Photos





Local Map

2449 Pierce Drive
Spring Grove, IL



Strong Exposure to National Brands




Direct Access to Rt. 12 Corridor



Plenty of Value Add Opportunity



McHenry County College 

2449 Pierce Dr 

**Exclusively
Presented By:**

ENTRE
Commercial Realty LLC

Kevin Kaplan, CCIM
309-261-0920
kkaplan@entreccommercial.com

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