

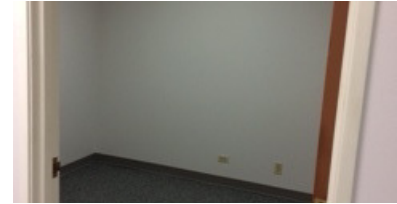
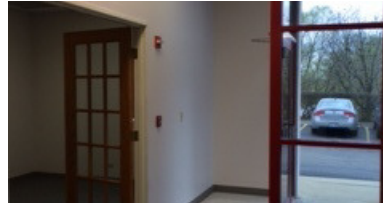
# 11958D & 11972L Oak Creek Pkwy

Huntley, IL 60142

## For Sale

MLS #12618751

**INDUSTRIAL**



INDUSTRIAL SPACE 7,228 SF

\$865,000

### OFFICE & WAREHOUSE CONDOS 7,228 SF

7228 SF Office & Warehouse Condos - Huntley Gateway Commons.

Two contiguous condo units offering a flexible office/warehouse layout ideal for light industrial/ warehouse users.

The 954 SF office includes 3 private offices, conference room, kitchenette, and restroom.

Warehouse totals 6,274 SF with heavy power, 12' x 10' drive-in door, common dock access, and restroom. Ceiling heights range from 18'-24'.

Located in Huntley Gateway Commons, just north of the I-90 & Route 47 interchange.

CAM: L: \$ 70.76 per month D: \$465.32 per month

### Specifications

Building Size:	7228
Year Built:	2000
Office Size:	954
HVAC System:	Fully A/C
Electrical:	400 amp 480v 3 phase
Washrooms:	2
Ceiling Height:	18' - 24'
Parking:	Common
DID's:	1 (12 x 10)
Dock:	Common
Sewer/Water:	City / City
Zoning:	BP
Taxes:	(L) \$3,402.44 , D) \$17,291.90
PIN #:	02-09-101-044 (L) -045 (D)

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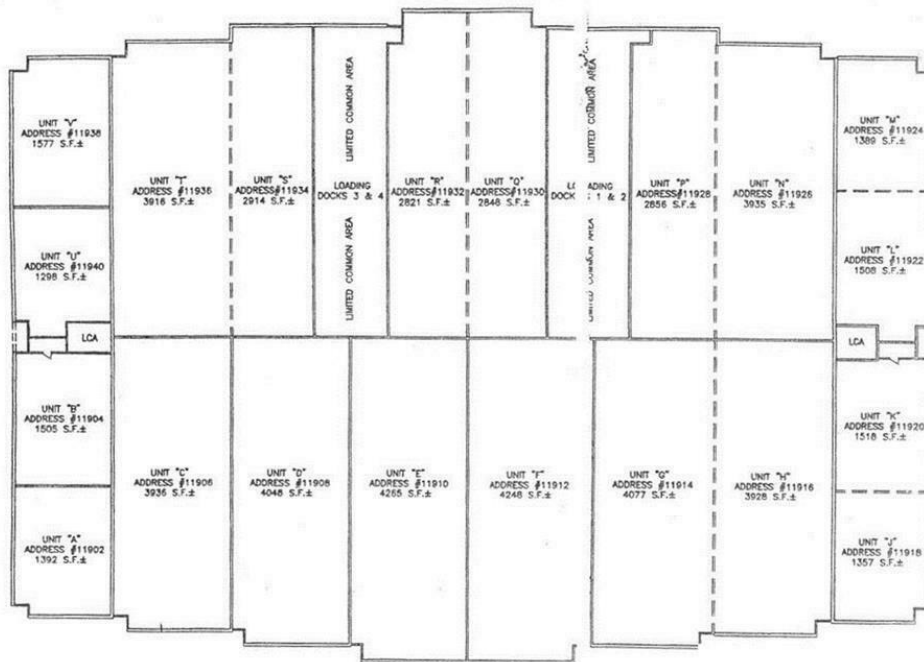
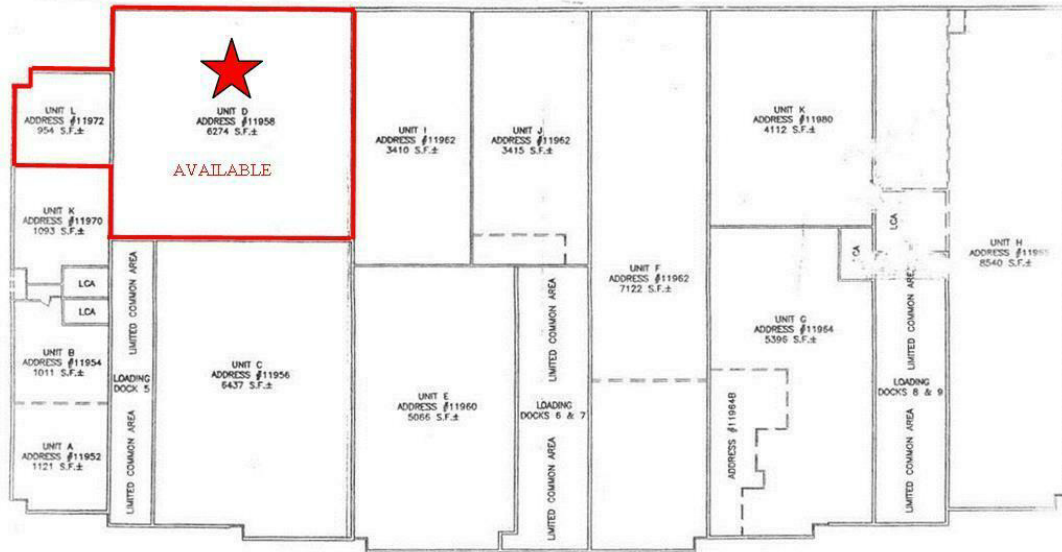
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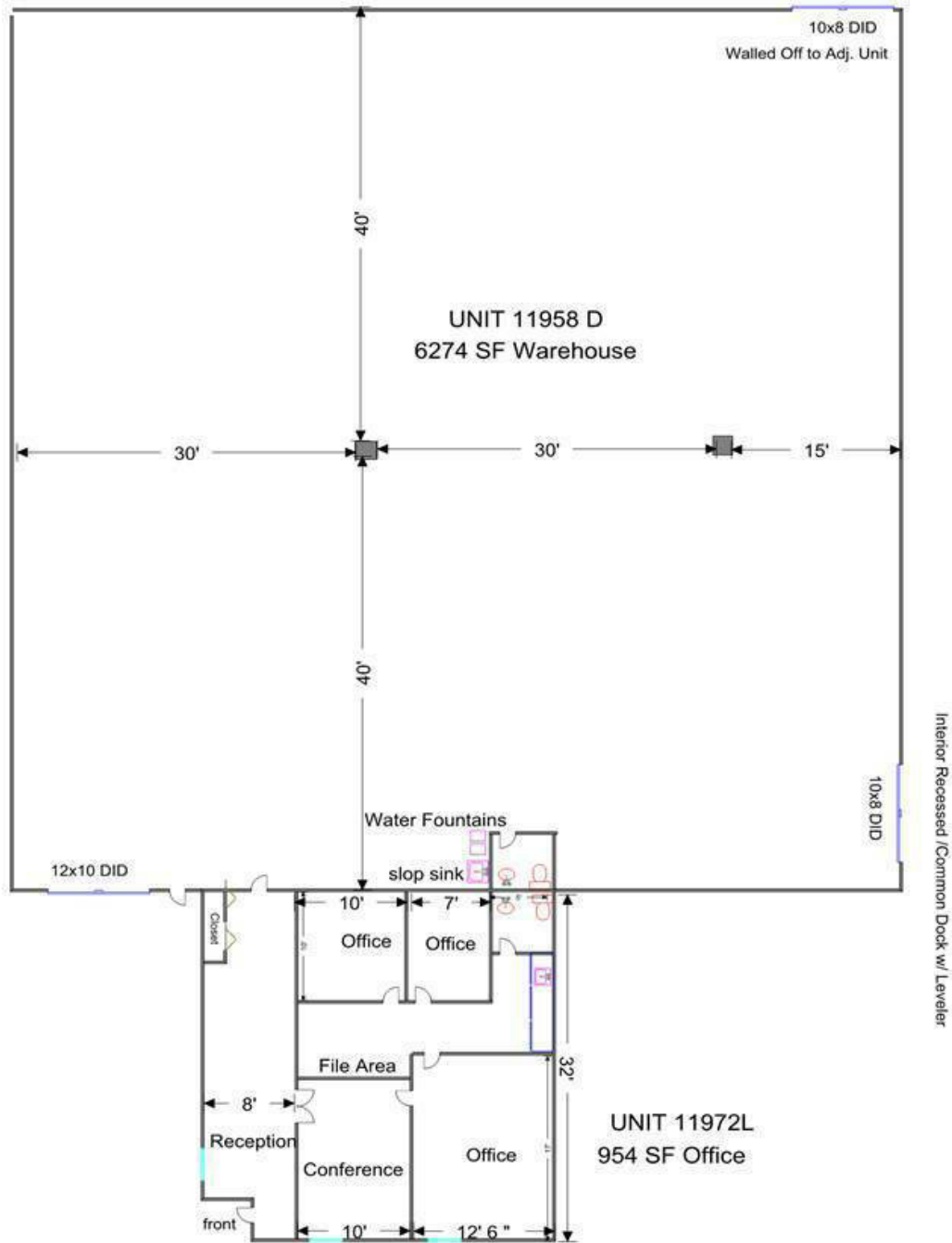
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