

1391 Corporate Drive - McHenry, IL

Sale Price Reduction

66,408 SF FOR SALE OR LEASE

35% Leased – User/Investor Opportunity

PROPERTY FEATURES

- Available for sale or lease
- User/Investor potential with ~\$350k of gross income in place (~\$100k in-place NOI)
- Potential Uses: Office, Medical/Health, Call Center, Flex
- Flexible unit sizes/layouts and heavy parking
- Professionally operated and managed
- Located in prestigious McHenry Corporate Center



Contact:

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

ENTRE
Commercial Realty LLC

1391 Corporate Drive - McHenry, IL

66,408 SF FOR SALE OR LEASE



SPECIFICATIONS

Building Size: 66,408 SF on 6.5 Acres

1st Floor: 32,835 SF (20,714 SF available)

2nd Floor: 31,638 SF (22,097 SF available)

Warehouse: 10,000 SF (+/-5,000 SF Available – For Office Tenants in the Building Only)

Year Built: 1994

Loading: (1) Truck Dock/ (1) DID

Power: 1600 Amps/ 480V/ 3-Phase

Sprinkler: Yes

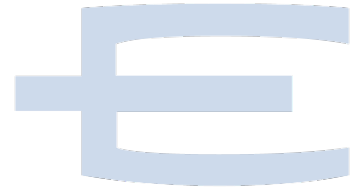
Elevator: Yes

CAM: \$2.53 PSF (2026 Budget)

RE TAXES: \$1.05 PSF (2026 Budget)

LEASE PRICE: \$6.00-\$12.50 PSF Net

SALE PRICE: ~~\$4,000,000~~ ~~\$3,000,000~~ \$2,700,000 (\$40.66 PSF)



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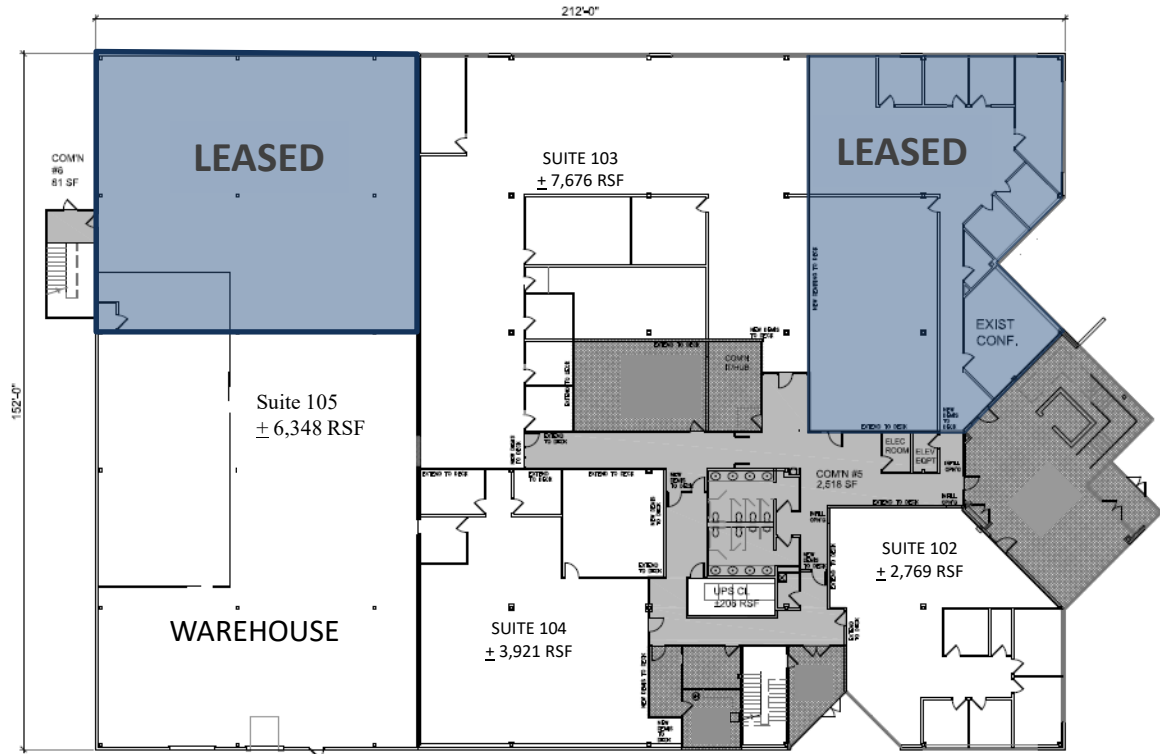
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Subdivided 1st Floor Concept

**\$6.00 PSF Net Rent for 1st Year
of Office Lease Signed**

1st Floor Space Available

Suite 102: ±2,769 RSF @ \$12.50 PSF Net

Suite 103: ± 7,676 RSF @ \$10.00 PSF Net

Suite 104: ± 3,921 RSF @ \$12.50 PSF Net

Suite 105: ± 6,348 RSF @ \$6.00 PSF Net (Warehouse
Space Only Available to Office Tenants in the Building)

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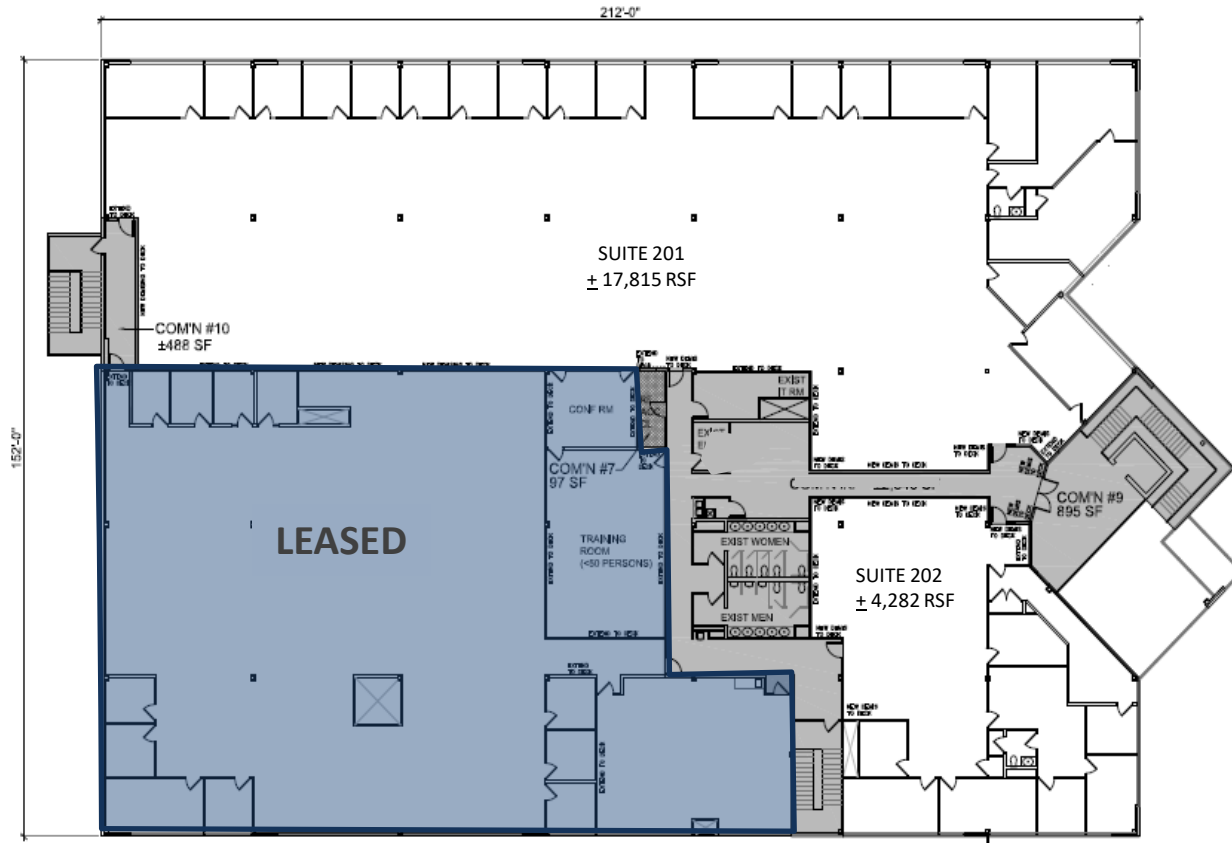
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Subdivided 2nd Floor Concept



**\$6.00 PSF Net Rent for 1st Year
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2nd Floor Suites

Suite 201: ± 17,815 RSF @ \$10.00 PSF Net

Suite 202: ± 4,282 RSF @ \$12.50 PSF Net

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