

For Sale or Lease

AVAILABLE:
25,000 - 117,045 SF

255 Exchange Drive Crystal Lake, IL

AVAILABLE:	25,000 - 117,045 SF
OFFICE:	5% (OR TO SUIT)
LOT SIZE:	8.78 ACRES
CEILING:	32' CLEAR (OR TO SUIT)
LOADING:	16 EXT. TRUCK DOCKS & 4 DID'S (EXPANDABLE)
BAY SIZES:	48' X 56' WITH 60' SPEED BAYS (OR TO SUIT)
POWER:	TO SUIT
ZONING:	M
SPRINKLER:	ESFR
PARKING:	119 CARS (EXPANDABLE)
TRAILER PARKING;	POTENTIAL FOR 33+ TRAILER STALLS
REAL ESTATE TAXES:	\$1.50 PSF (ESTIMATED)
CAM:	\$0.65 PSF (ESTIMATED)

SALE PRICE/
LEASE RATE: **SUBJECT TO OFFER**

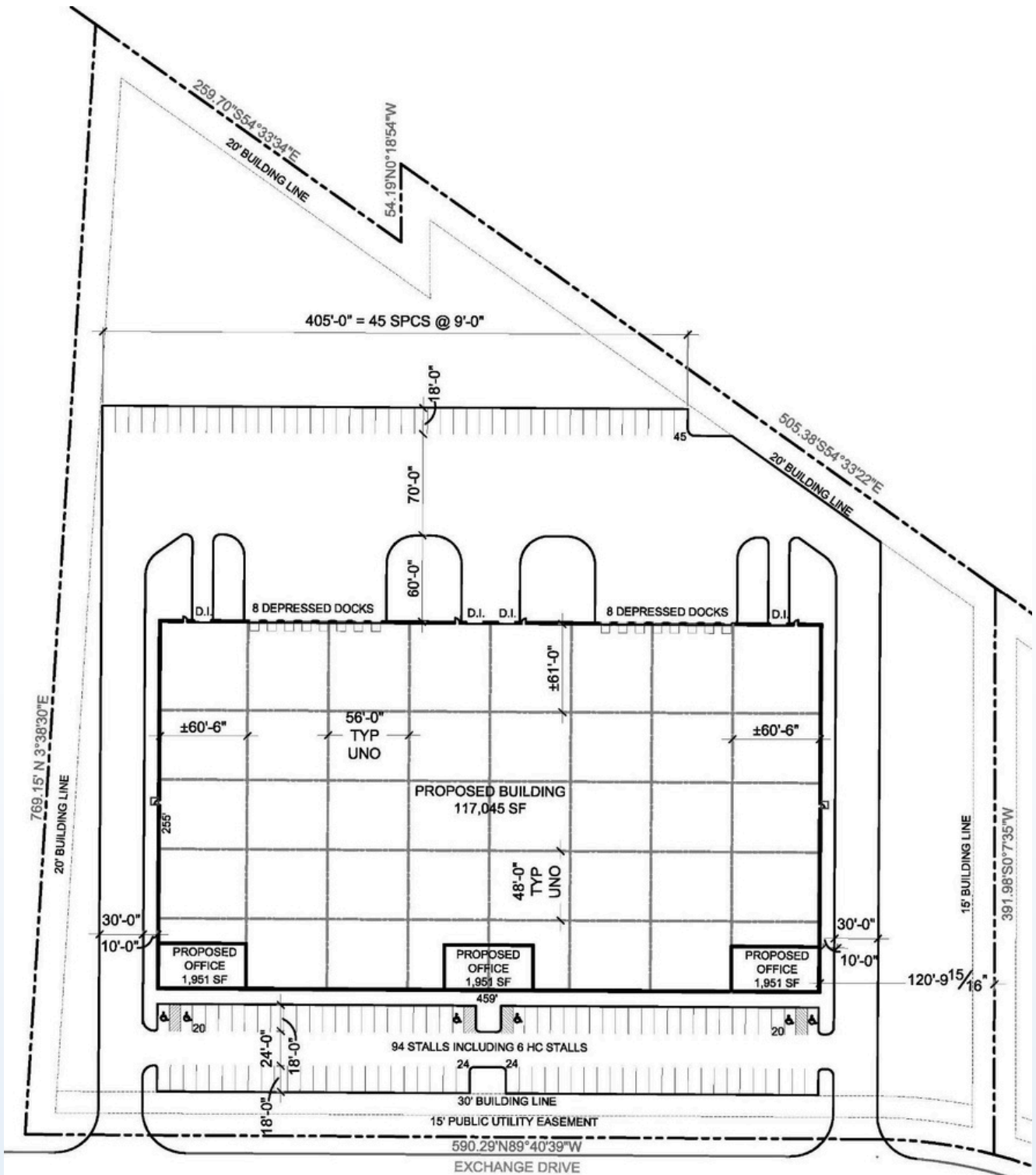


Presented By:

- **Dan Benassi, SIOR**
Managing Broker
847-310-4298
dbenassi@entreccommercial.com
- **Dan Jones, SIOR**
847-310-4299
djones@entreccommercial.com
- **Sam Deihls**
224-202-6290
sdeihls@entreccommercial.com

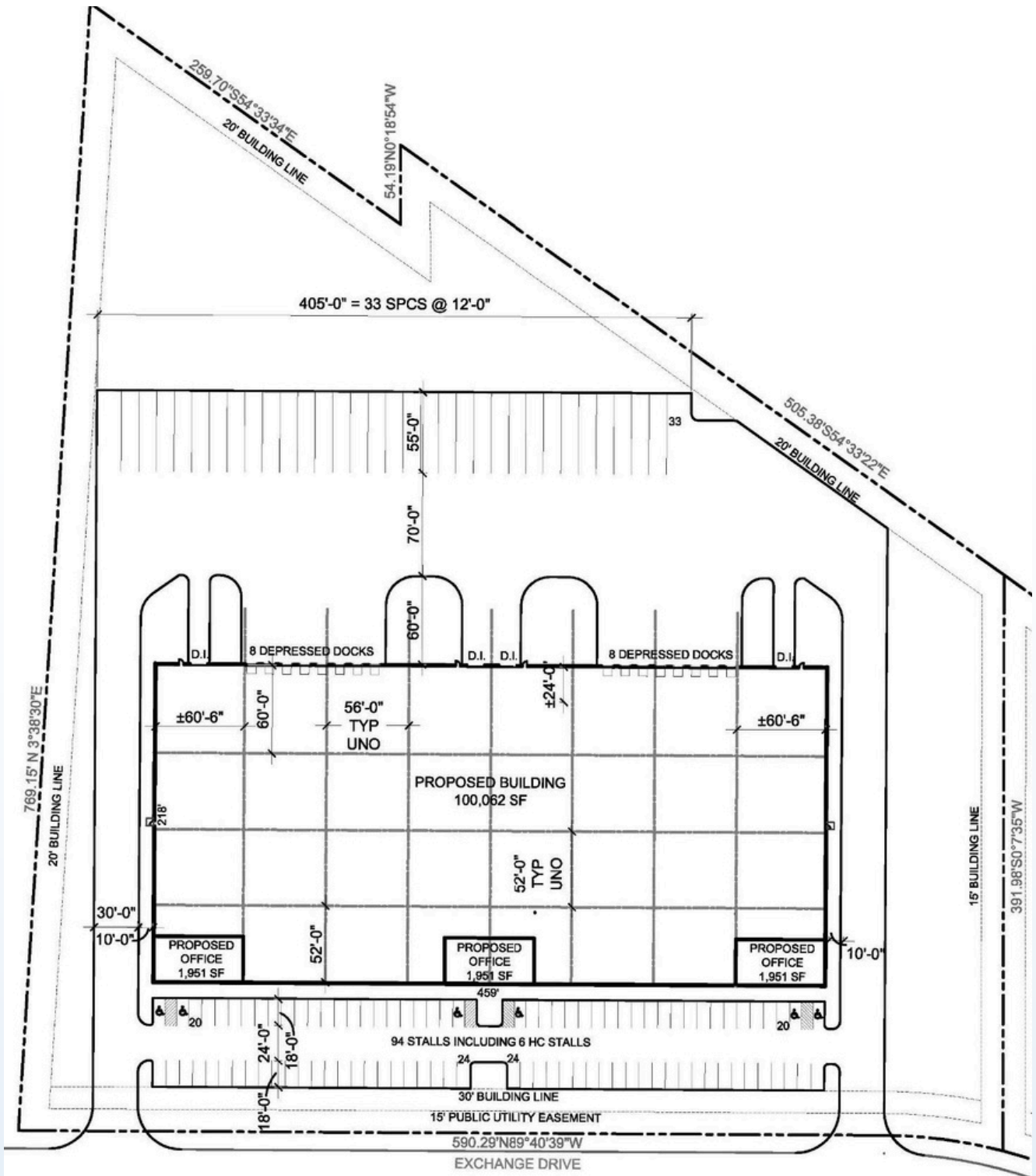
Site Plan

CONCEPT A: 117,045 SF (DIVISIBLE) FACILITY



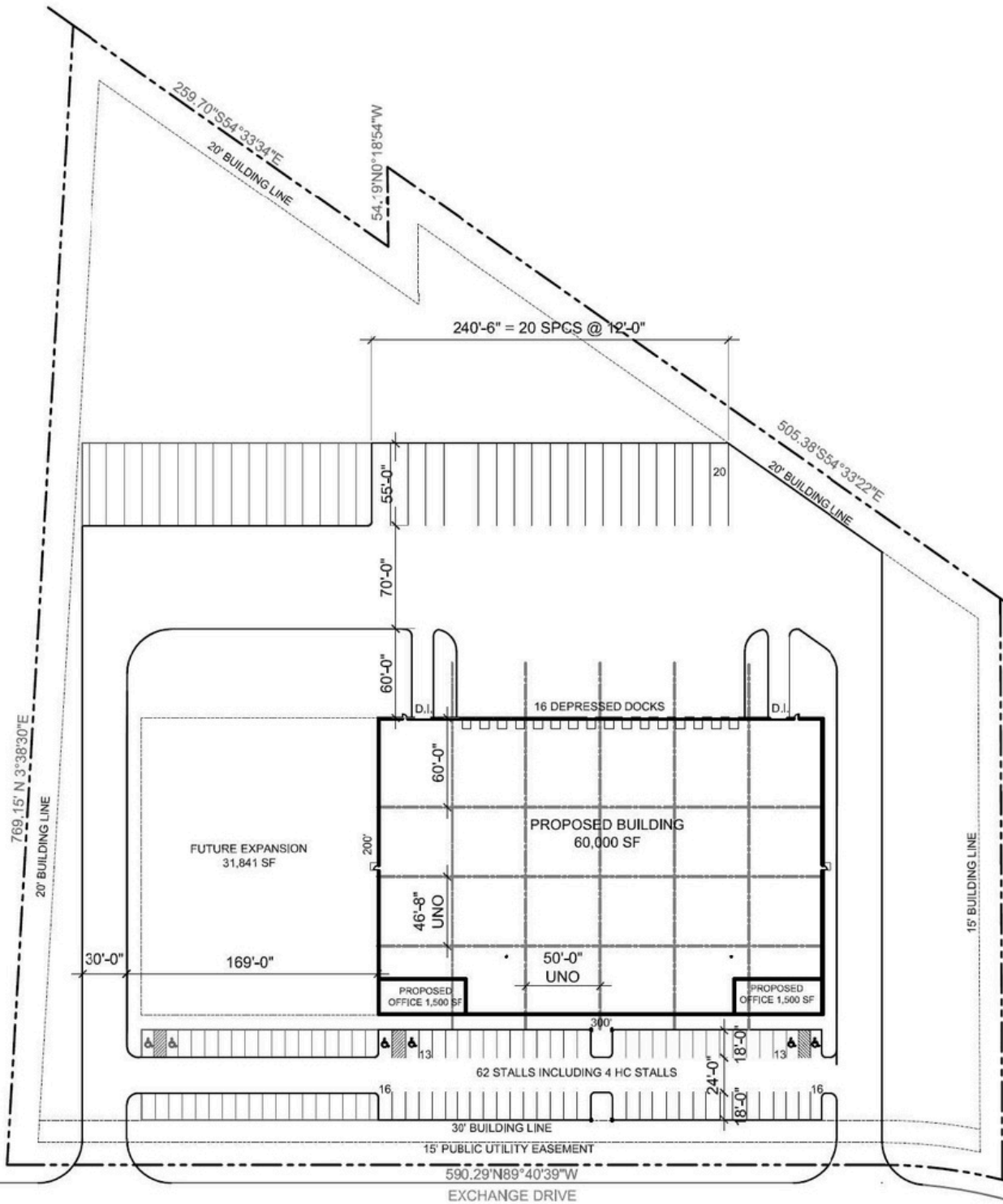
Site Plan

CONCEPT B: 100,062 SF (DIVISIBLE) FACILITY WITH 33 TRAILER STALLS

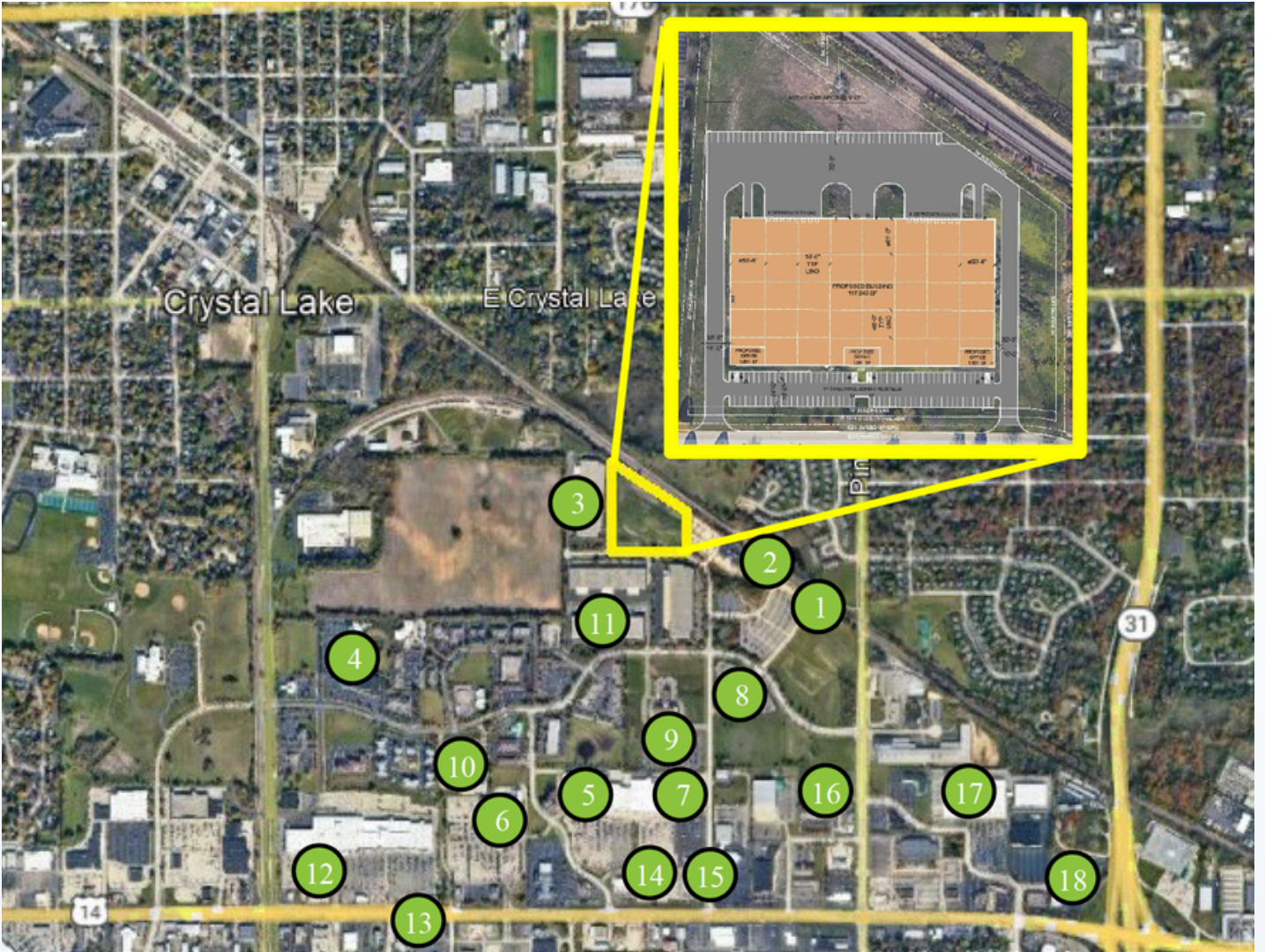


Site Plan

CONCEPT C: 60,000 SF (DIVISIBLE) FACILITY WITH OUTDOOR STORAGE

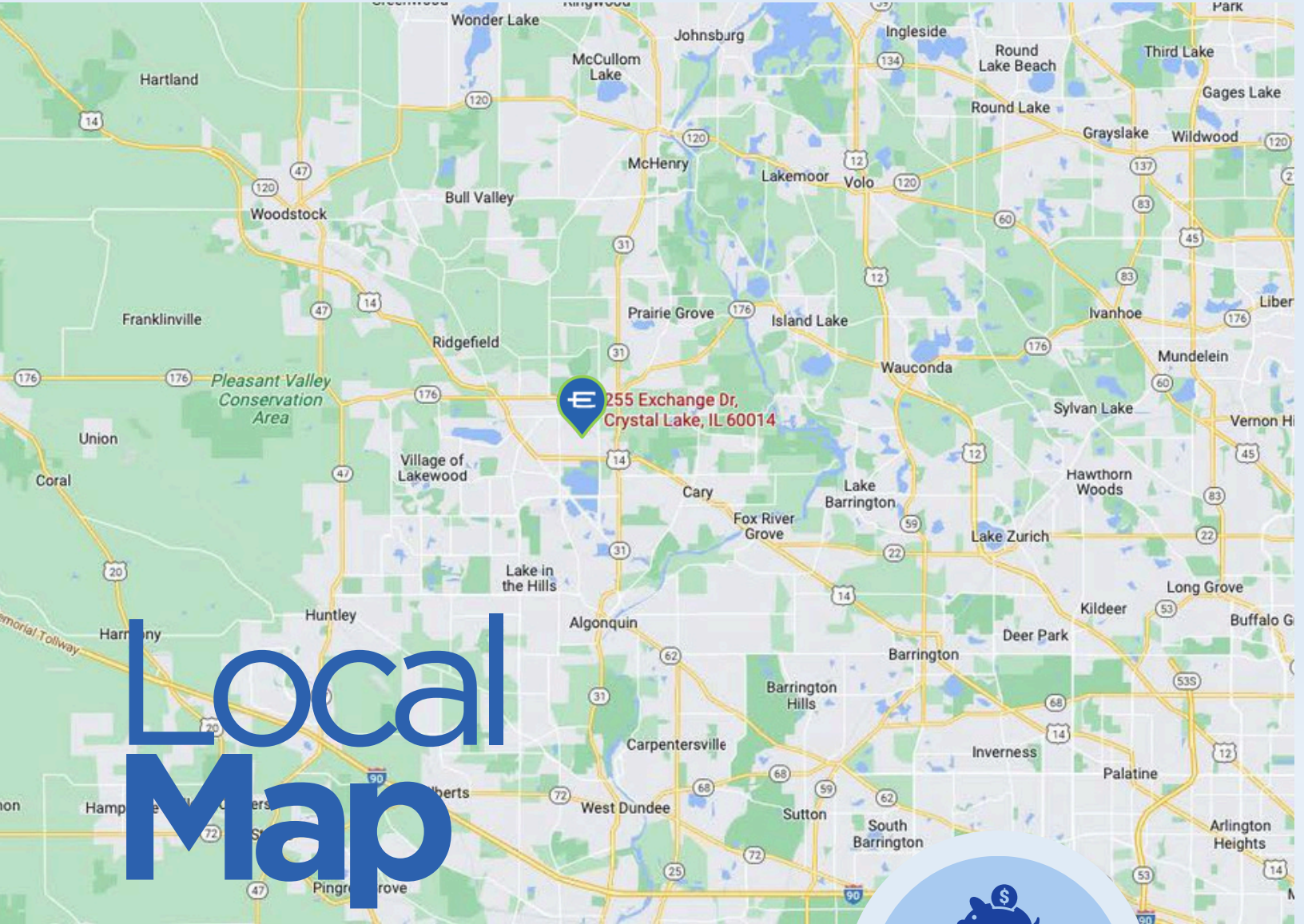



Local Map



1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18






 255 Exchange Dr,
Crystal Lake, IL 60014

Local Map

255 Exchange Drive
Crystal Lake, IL



**Low
McHenry
County
Taxes**



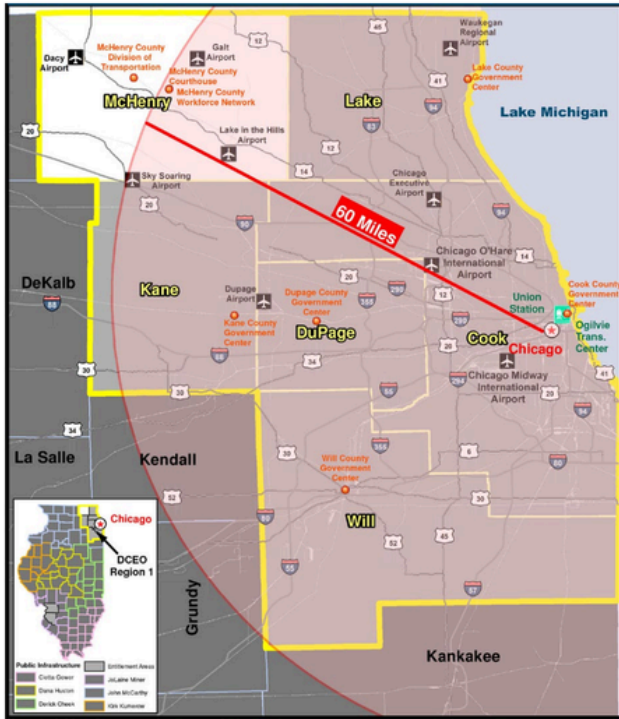
**Great
Location in
Crystal Lake
Business
Center**



**Skilled
Labor
Force**



Location



McHenry County

Strategically located on the Illinois/Wisconsin border, McHenry County lies in the center of the Chicago, Milwaukee and Rockford business triangle providing the transportation, labor and utility benefits of the Chicagoland region. With a solid financial structure, abundant open land and move-in ready business parks, McHenry County boasts an educated and skilled workforce to serve vibrant, innovative and expanding industries.



Diverse Industry Mix

Advanced manufacturing, electronics, medical device and agriculture with high tech and innovation companies, business parks, supply chain access to Chicago metro 6-county area as well as Milwaukee metro area.



Educated Workforce

Highly educated workforce with 92% HS graduate or higher; 32.2% BA degree or higher, educational opportunities at colleges and universities; workforce training a priority.



Extensive Transportation

Access to 3 airports – Chicago O'Hare, cargo hubs at both Chicago Rockford and Milwaukee International Airports; Class A rail and high capacity roadways.



Varied Housing Options

Vintage homes, riverside condos, country estates, unique neighborhoods in 30 family friendly towns and villages with America's Midwest work ethic and values.



Excellent Quality of Life

Multiple recreational adventures with private and public golf courses, boating, fishing, cultural activities, open space and seasonal change.



Reliable Utilities

Top performing electric reliability with business incentive programs; cost effective, and responsive providers.



Medical and Healthcare Facilities

Community based health care systems, leading edge technology, easy access to renown medical centers in Illinois and Wisconsin.



Business Friendly Communities

Responsive local and county governments who understand the value of consensus building for the future, solid financial structure with an AAA bond rating.



**Exclusively
Presented By:**

ENTRE
Commercial Realty LLC

Dan Benassi, SIOR

Managing Broker

847-310-4298

dbenassi@entrecommercial.com

Dan Jones, SIOR

847-310-4299

djones@entrecommercial.com

Sam Deihls

224-202-6290

sdeihls@entrecommercial.com

entrecommercial.com

3550 Salt Creek Lane, Suite 104

Arlington Heights, IL 60005