

AVAILABLE:
8,800 SF Clear Span Warehouse

ENTRE
Commercial Realty LLC

**For
Lease**

**6704 Pingree Rd
Unit 6
Crystal Lake, IL**

AVAILABLE:	8,800 SF
OFFICE:	NONE
CEILING HEIGHT:	14'
LOADING:	12'X12' DRIVE-IN DOOR
POWER:	400 AMPS/3-PHASE
PARKING:	8 SPOTS
ZONING:	M
LEASE RATE:	\$6,600/MONTH MG (\$9 PSF)

✓
**Across from
Metro Train
Station**

✓
**Perfect for
Contractors,
Trades,
Manufacturing,
Storage or Other
Industrial**

✓
**Clear Span
Warehouse**

✓
**Centrally
Located in
Crystal Lake**

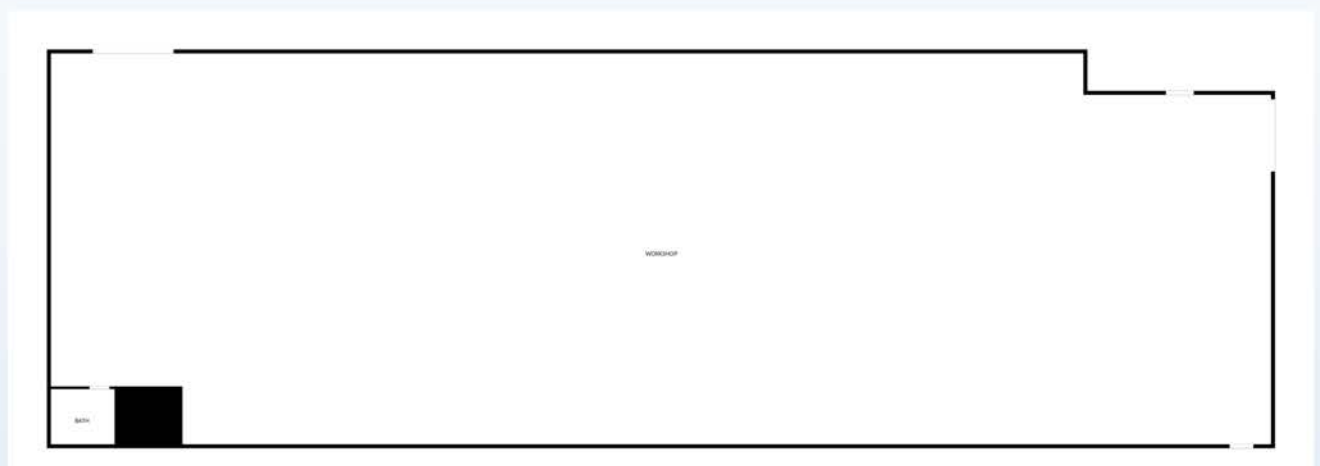
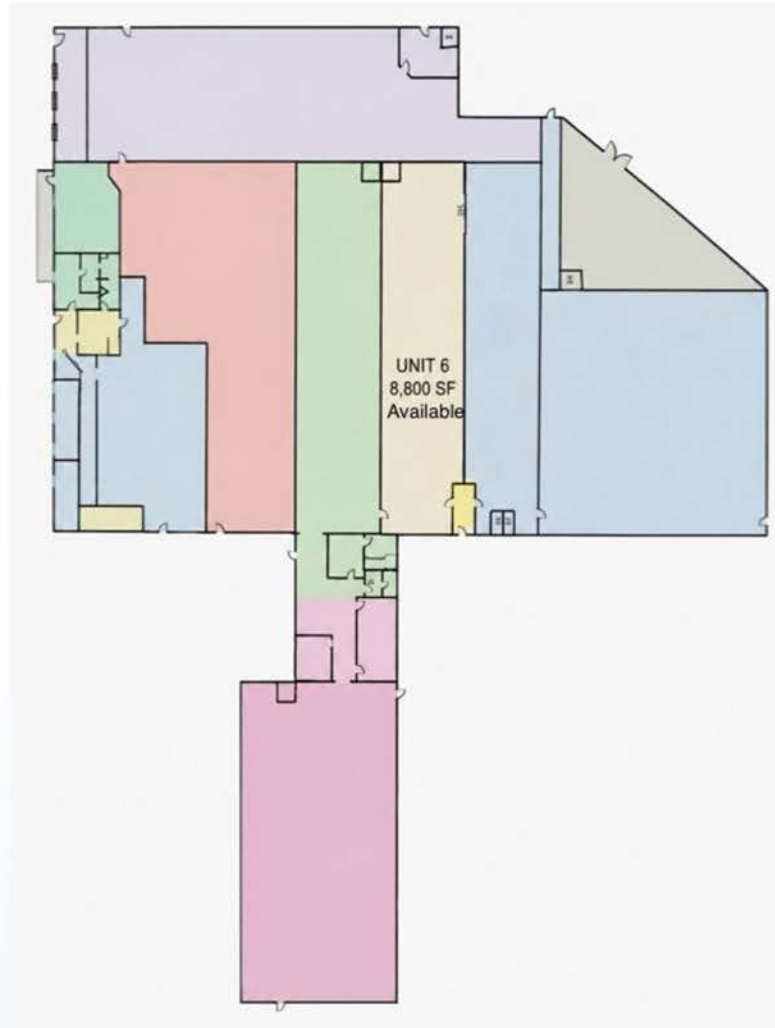
Presented By:

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

 entrecommercial.com

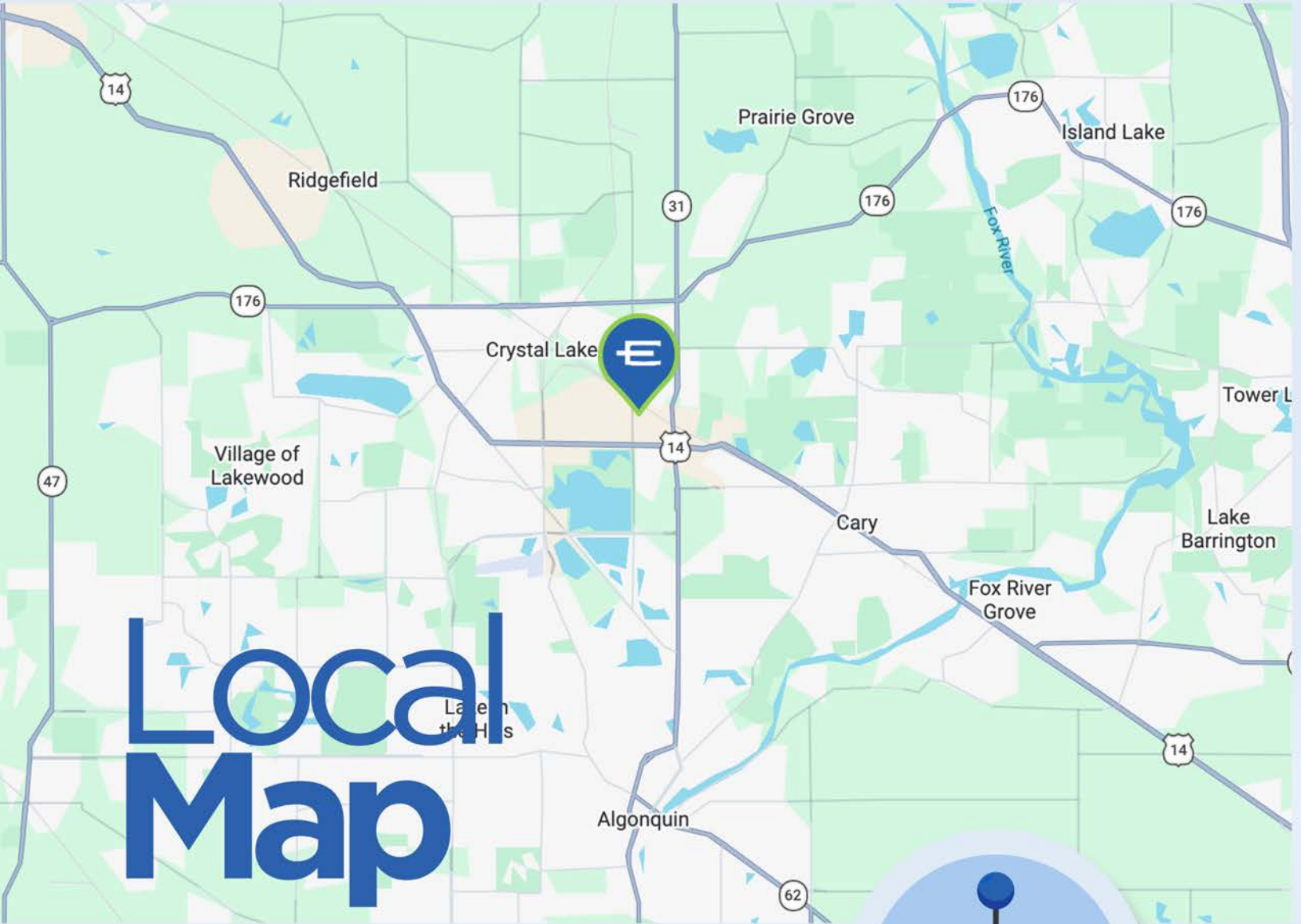
The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice. Broker has ownership/financial interest in the subject property.

Floor Plan



Property Photos





Local Map

6704 Pingree Rd., Unit 6
Crystal Lake, IL



**Across
from Metro
Train
Station**



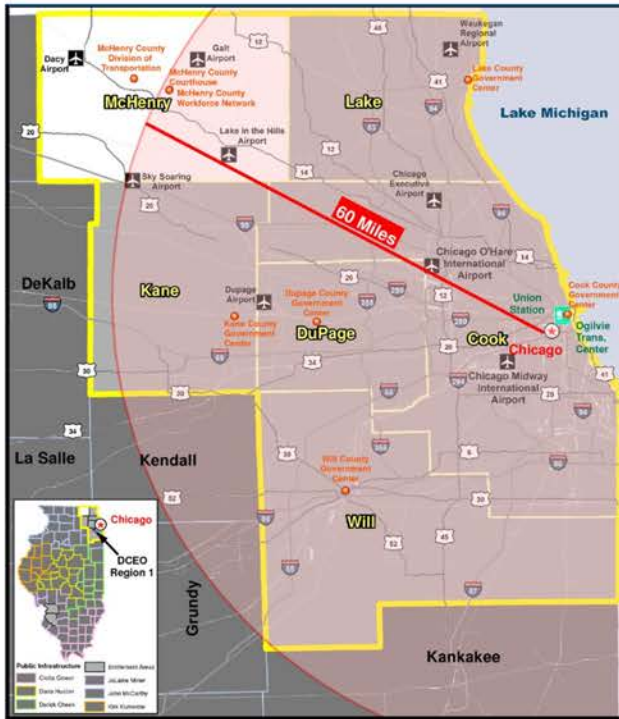
**Centrally
Located in
Crystal
Lake**



**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

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

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