

13700 IL Route 47  
Huntley, IL

ENTRE  
Commercial Realty LLC

# For Lease

AVAILABLE: ± 27,588-45,000 SF

BUILDING SIZE: ± 119,411 SF

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OFFICE: 5% TO-SUIT

SITE SIZE: 14 ACRES

YEAR BUILT: 2026

LOADING: 8 DOCKS  
4 DID MAINTENANCE BAYS

CLEAR HEIGHT: 30'

POWER: (2) 400 AMPS/480 VOLTS 3  
PHASE

TRAILER PARKING: ± 100 Stalls

CAR PARKING: 98 CAR STALLS

LEASE RATE: Subject to Offer



¼ Mile to  
I-90  
Interstate



Outdoor  
Storage



DELIVERY  
JULY  
2026



Low Kane  
County  
Taxes



Adjacent to  
Amazon  
Distribution  
Center



Gated,  
Secured, &  
Well-Lit Trailer  
Parking

## Presented By:



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**Elisabeth Lazzara**

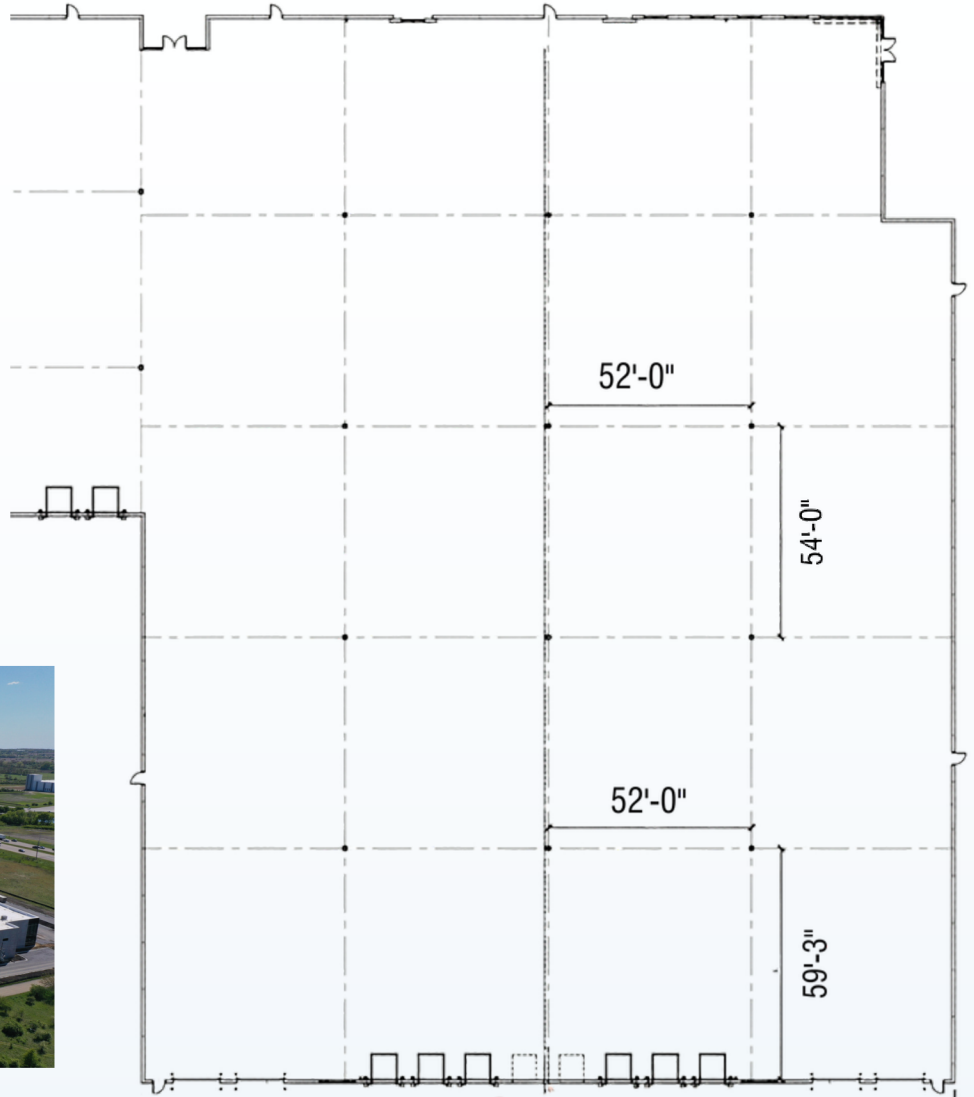
847-310-4209

[elazzara@entreccommercial.com](mailto:elazzara@entreccommercial.com)

 [entreccommercial.com](http://entreccommercial.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.

# Floor Plan



## Facility Highlights:



**Zoning Approved  
for Heavy Uses**



**Trench  
Drains**



**New  
Logistics/Maintenance  
Facility**



**Outside Storage**



**¼ Mile to Interstate  
90 via IL Rt. 47**

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# Site Overview

## Highlights:



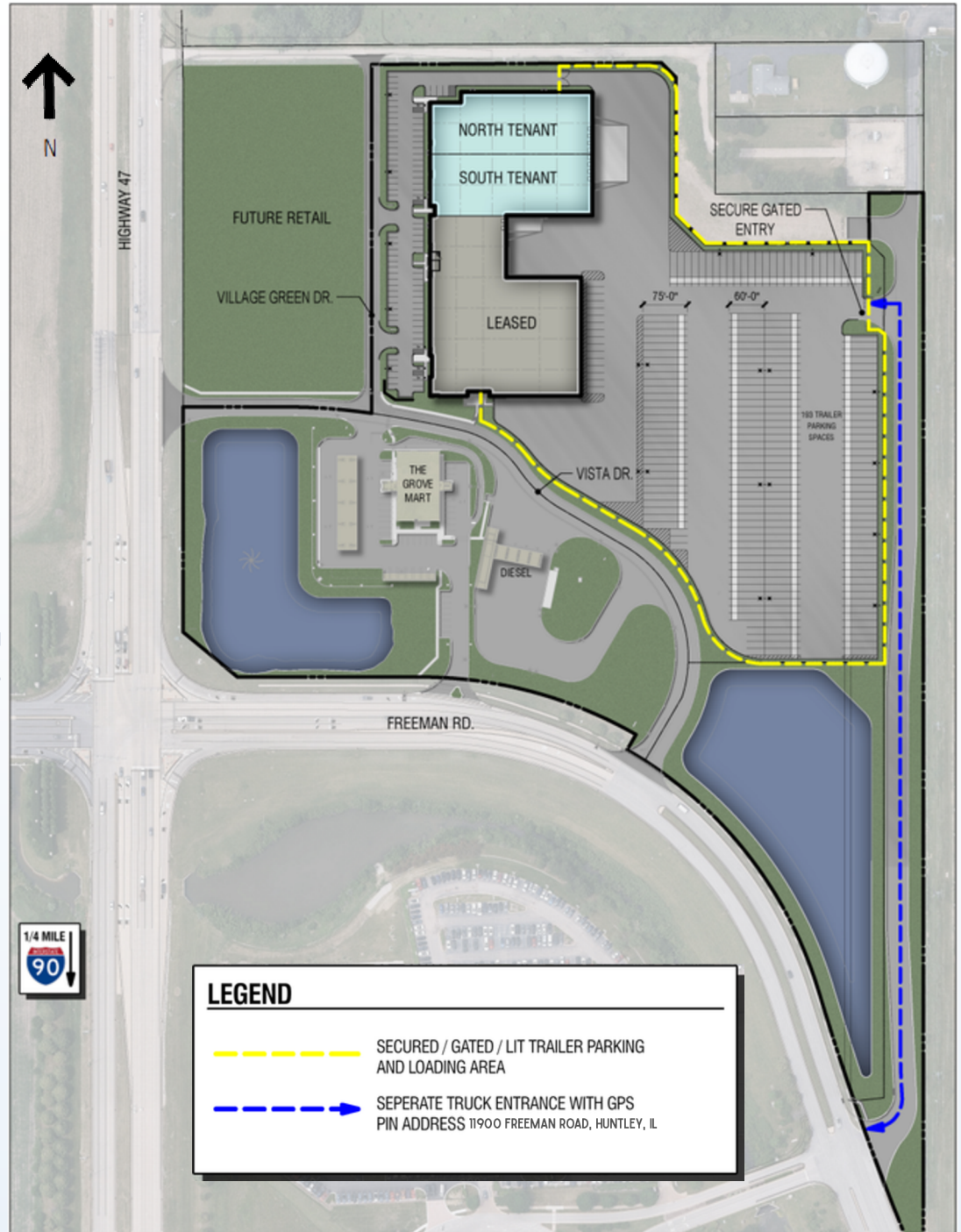
**Gated, secured, & well-lit 100+ trailer parking**



**High-visibility location with excellent exposure along IL Rt 47. ¼ Mile to I-90**



**Corporate neighbors including Amazon, Weber, and JBSS**



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# 13700 IL Route 47 Huntley, IL

O'Hare Int'l Airport (ORD)



30 MIN

Chicago Rockford Int'l Airport (RFD)

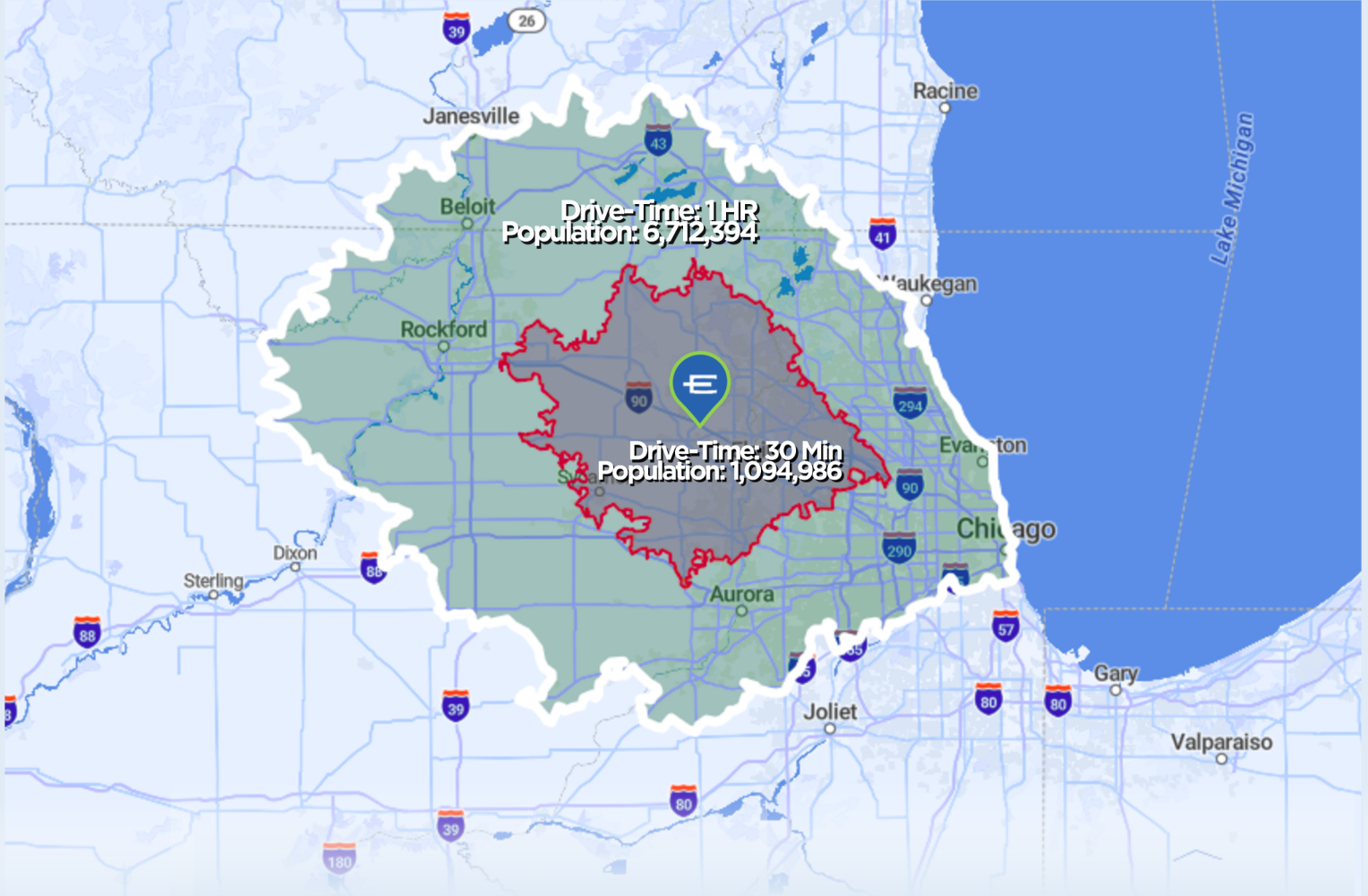


40 MIN

## AREA TENANCY



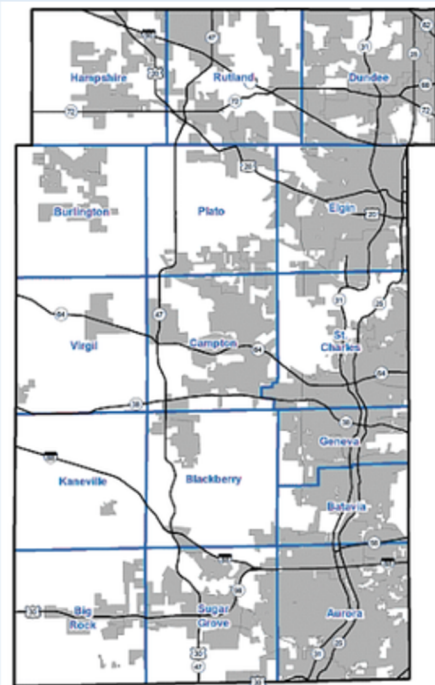
3350 Salt Creek Lane, Suite 104  
Arlington Heights, IL 60005



# LOCATION Highlights

## REGIONAL DRIVE-TIMES

CHICAGO	51 MILES	1 HR 1 MIN
ST. LOUIS	330 MILES	4 HRS 53 MIN
DETROIT	325 MILES	5 HRS 6 MIN
CINCINNATI	339 MILES	5 HRS 34 MIN
MINNEAPOLIS	371 MILES	5 HRS 34 MIN
KANSAS CITY	512 MILES	7 HRS 27 MIN



### Kane County

Located in the western suburbs of the Chicago metropolitan area, Kane County offers strategic access to major highways, rail lines, and regional airports while maintaining room for business expansion. With a diverse economic base, growing workforce, and strong municipal support, the region provides an ideal environment for innovation, investment, and sustained growth.

