

7900 S. ROUTE 31
CRYSTAL LAKE, IL 60014



SALE: \$4,100,000 | LEASE: \$7 PSF NNN



PROPERTY DESCRIPTION

FREESTANDING INDUSTRIAL BUILDING
43,137 SF

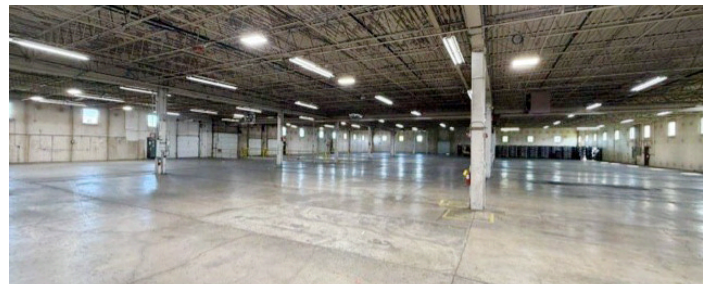
PRICE REDUCED

43,137 SF freestanding industrial building situated on ± 3.31 acres (two PINs) along Route 31, just south of Mercy Hospital in Crystal Lake.

The building includes approximately 5,800 SF of office space (which can be downsized), four loading docks (one with leveler), one 12'x14' drive in door, ceiling heights ranging from 15' to 20'. Heavy power of 1200 amps, 480V and four ADA bathrooms. 49 paved parking spaces and 20 gravel spaces. Served by septic field and city water.

ALSO AVAILABLE FOR LEASE: \$7.00 PSF NNN WITH \$1.61 PSF TAXES AND \$0.50 PSF EST. CAM.

The additional 1 acre parcel to the east offers potential for the building's expansion or additional parking.



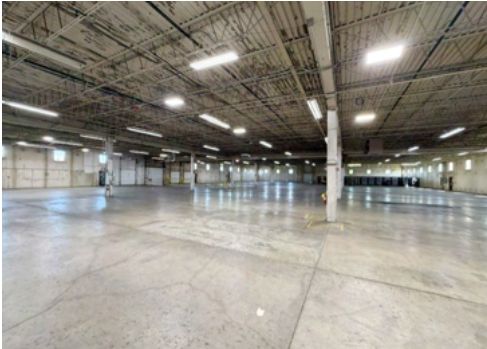
SPECIFICATIONS

✓ MLS:	#12566574
✓ Land Size:	± 3.31 Acres
✓ Year Built:	1982
✓ Office Size:	5,800 SF
✓ Electrical:	1200 Amps, 480V
✓ Sprinklers:	Yes
✓ Washrooms:	4 ADA
✓ Ceiling Height:	15-20ft
✓ DIDs:	1 (12x14)
✓ Docks:	4 (1 Interior w/ Leveler)
✓ Parking:	49 Paved / 20 Gravel
✓ Sewer/Water:	Septic / City Water
✓ Zoning:	M
✓ CAM & Taxes (Lease):	\$1.69 psf Taxes \$0.50 psf est CAM
✓ Taxes (Sale):	\$73,104.38 (2025)
✓ PIN:	19-10-451-009, 003

HEATHER SCHWEITZER

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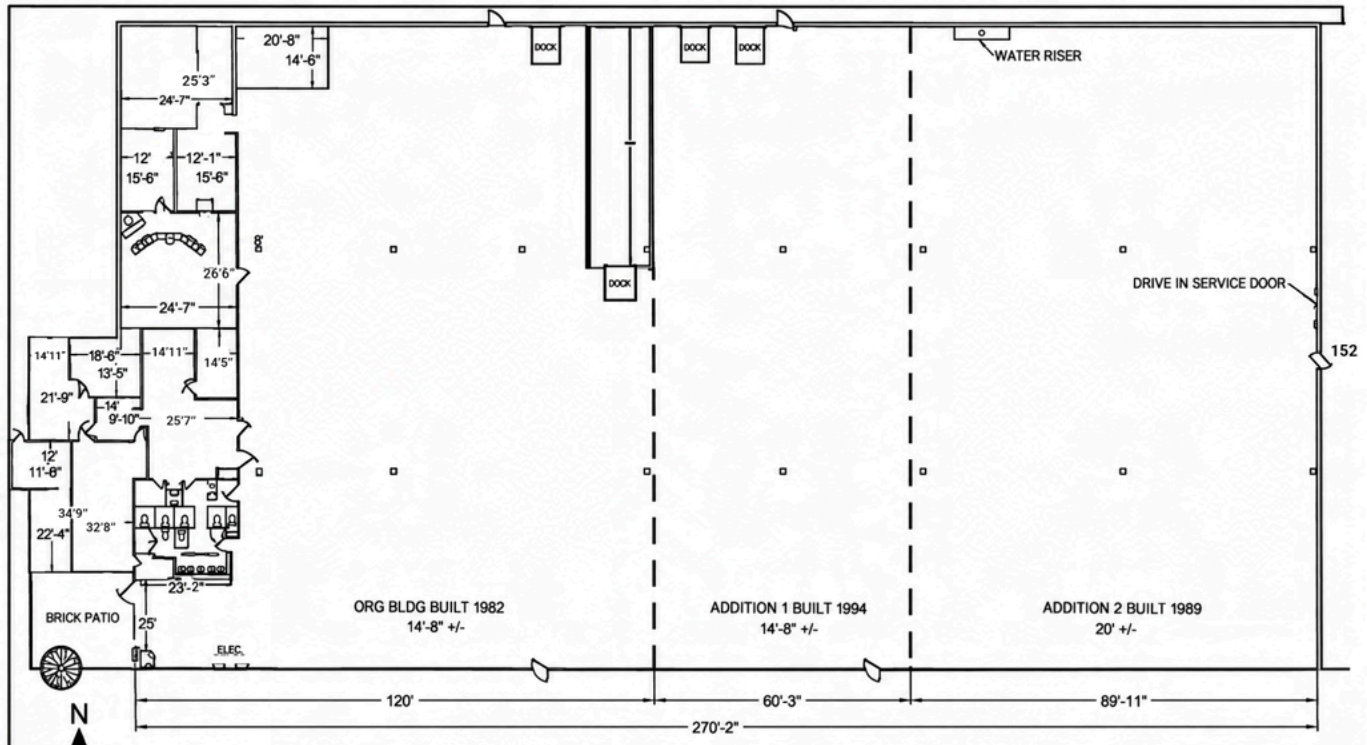
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