

For Lease

AVAILABLE:
11,133 SF

2420 Hiller Ridge Johnsburg, IL

BUILDING SIZE: 11,133 SF

OFFICE: ~1,233 SF
ADDITIONAL MEZZANINE

SITE SIZE: 44,141 SF

CONSTRUCTION: METAL PANEL

CLEAR HEIGHT: 16' - 18' (EAVES)

POWER: OFFICE: 200 AMP 120/240V
WAREHOUSE: 400 AMP (EST),
120/240V

LOADING: 2 EXT. DOCKS (9'X10' & 10'X10')
3 DID (14'X14')

UTILITIES: WELL AND SEPTIC

ZONING: M-1

PARKING: 19 EXCLUSIVE SPOTS
22 SHARED SPOTS

AGE: 2004

RE TAXES: \$14,722.12 (\$1.32 PSF) 2025

LEASE RATE: \$12 PSF MG
(INCLUDES BASE YEAR
PROPERTY TAXES)

✓
Floor
Drains
w/Triple
Catch Basin

✓
Free-Standing
Building with
Extra Parking

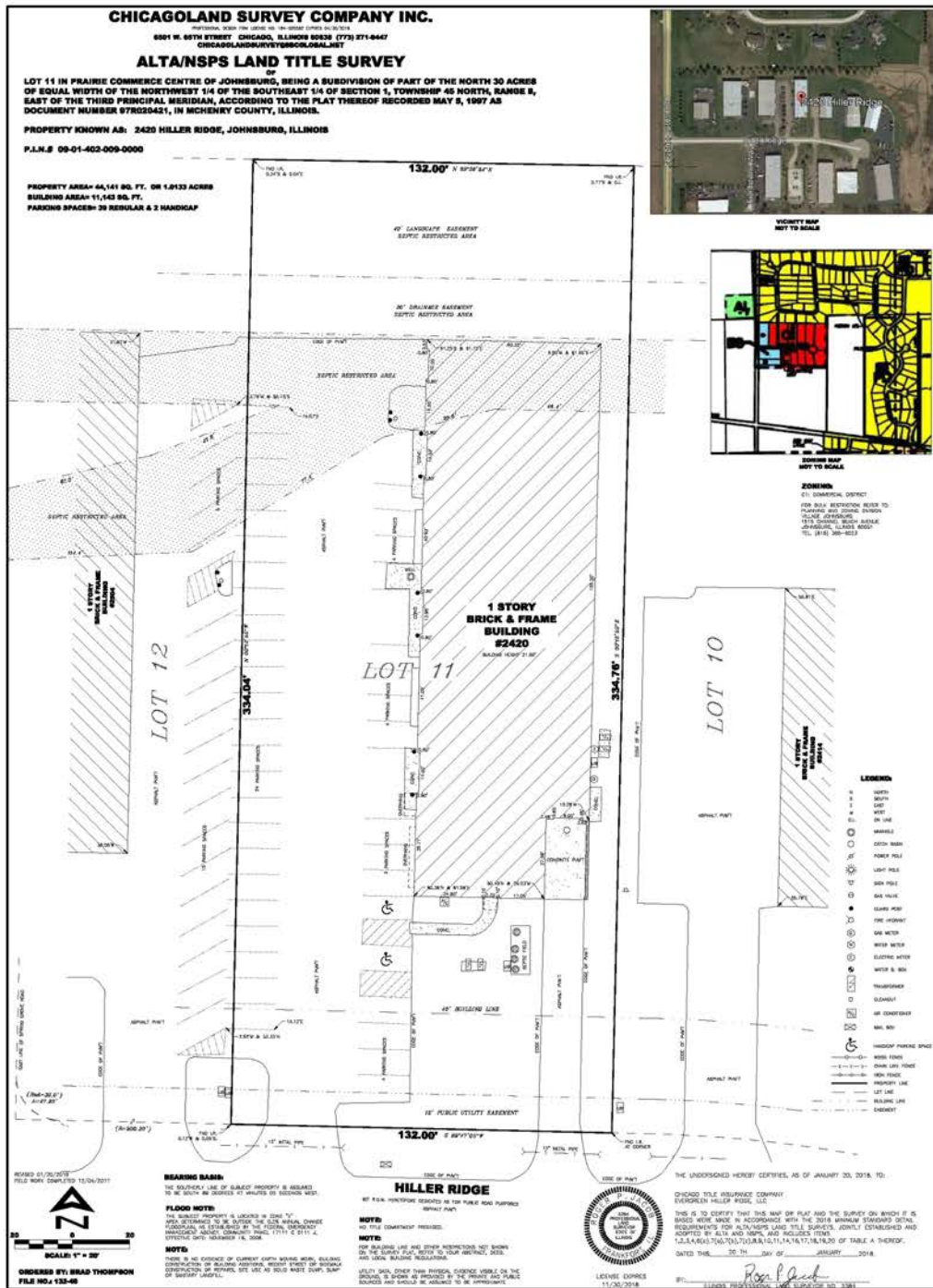
✓
Clearspan
Building

✓
Great
Loading
Capability

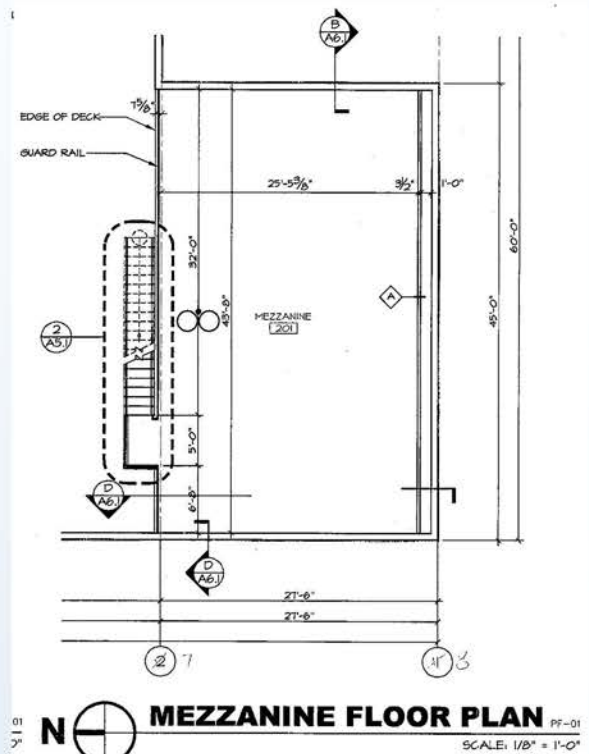
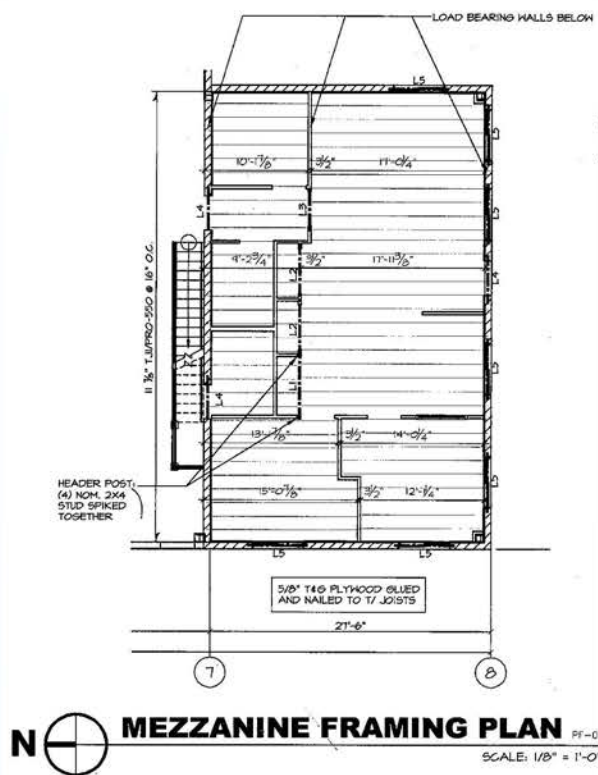
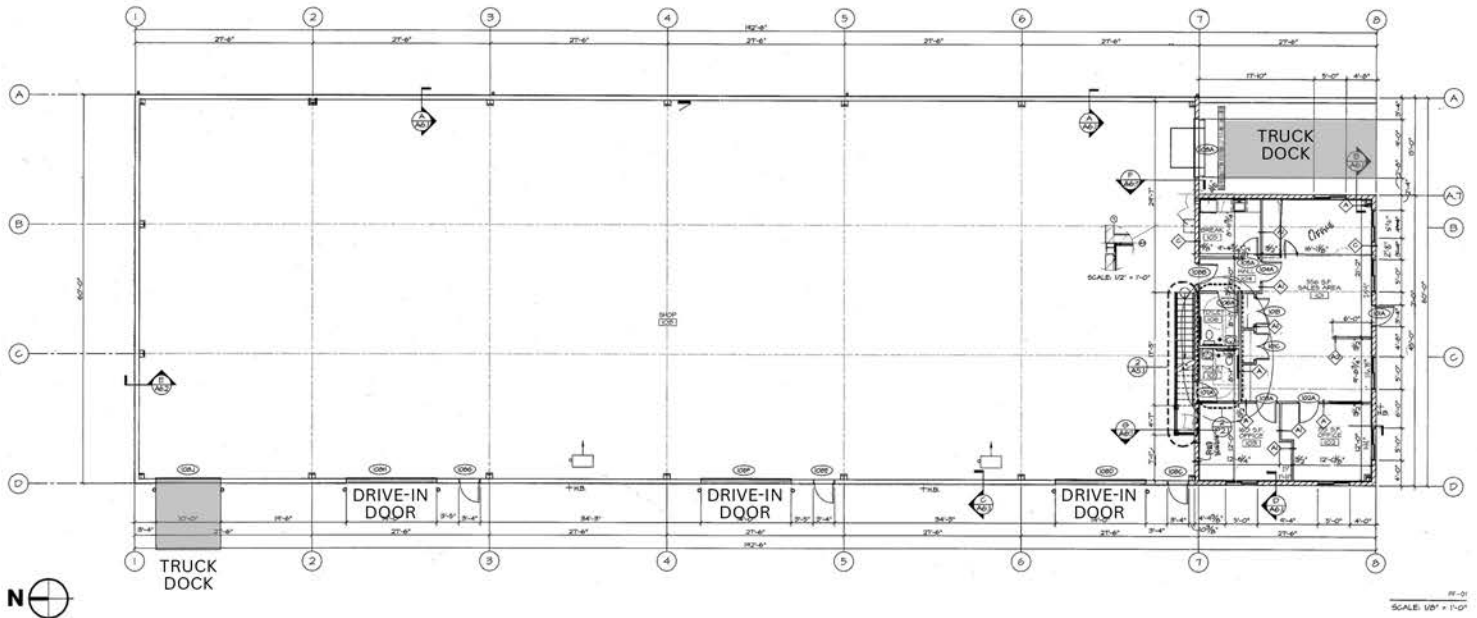
Presented By:

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Land Survey

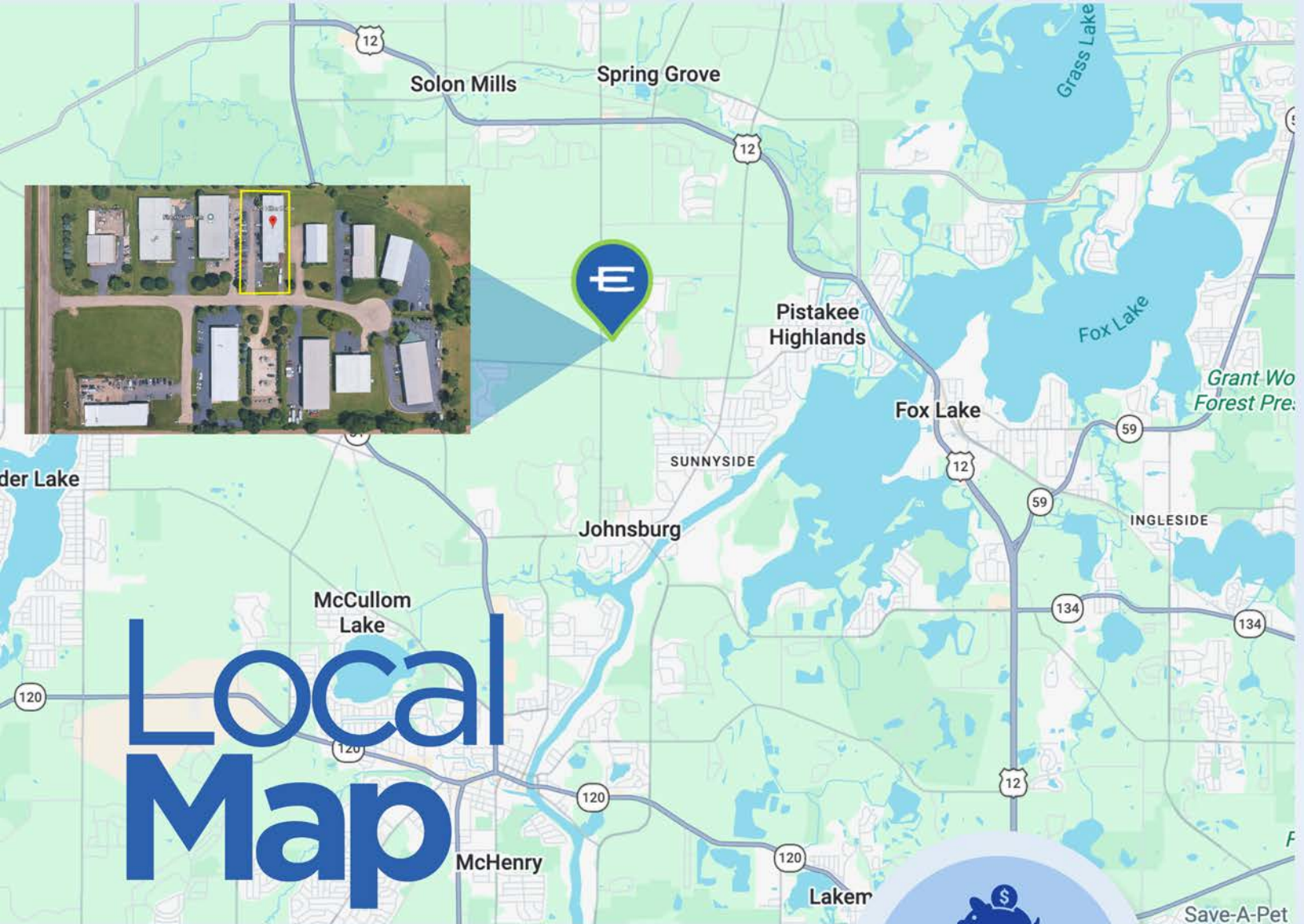


Floor Plan



Property Photos





Local Map

2420 Hiller Ridge
Johnsburg, IL



Large Lot



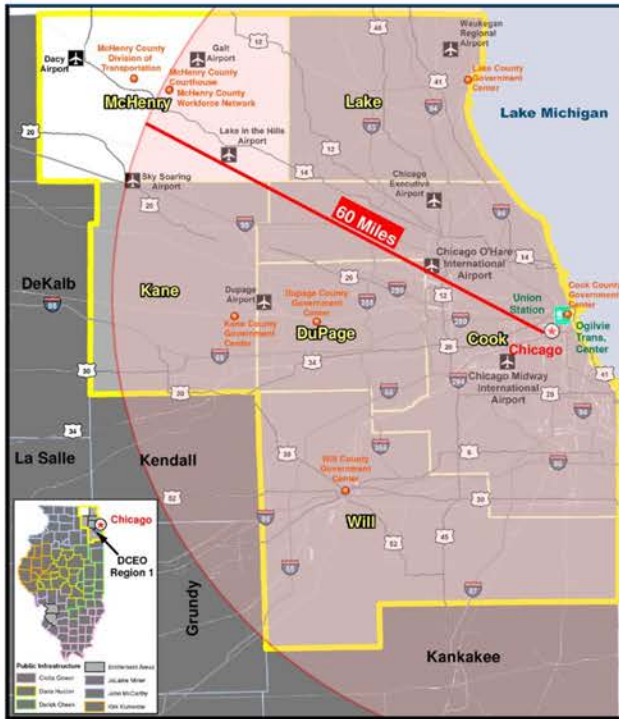
Low McHenry County Taxes



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
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