

For Sale

AVAILABLE:
41,200 SF

2504 Spring Ridge Dr. Spring Grove, IL

BUILDING SIZE:	41,200 SF METAL AND MASONRY BUILDING
LAND SIZE:	2.5 ACRES
FINISHED SPACE:	APPROX. 9,000 SF ON EACH LEVEL
YEAR BUILT:	1998
CEILING:	19' - 20'
ELEVATOR:	YES
SPRINKLER:	YES
POWER:	3,000 AMPS/480V
ZONING:	I
LOADING:	2 TRUCK DOCKS; 2 DID'S (12'X12' AND 16'X12')
WATER:	WELL
SEWER:	MUNICIPAL
TAXES:	\$43,718 (2024)
SALE PRICE:	\$3,200,000

Free-Standing Industrial Building

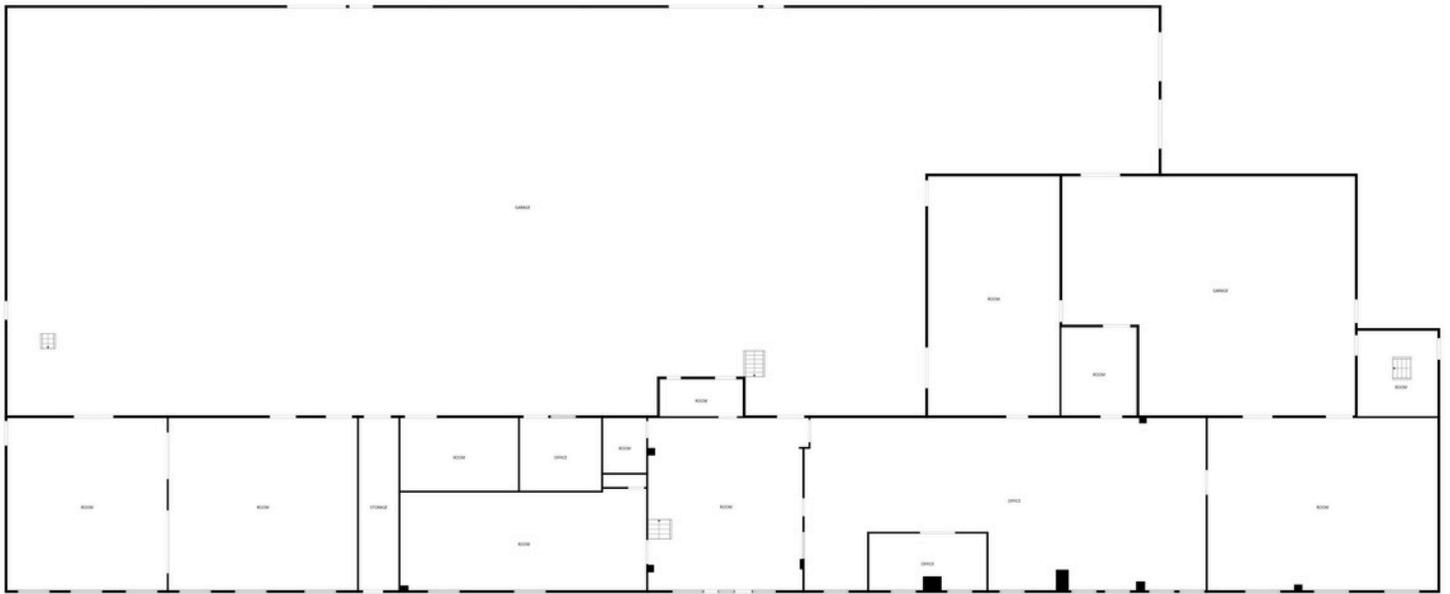
- Fully Climate Controlled
- Heavy Power & Ample Parking
- Perfect for User or User/Investor

Presented By:

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Floor Plan

1st FLOOR LAYOUT



2nd FLOOR LAYOUT

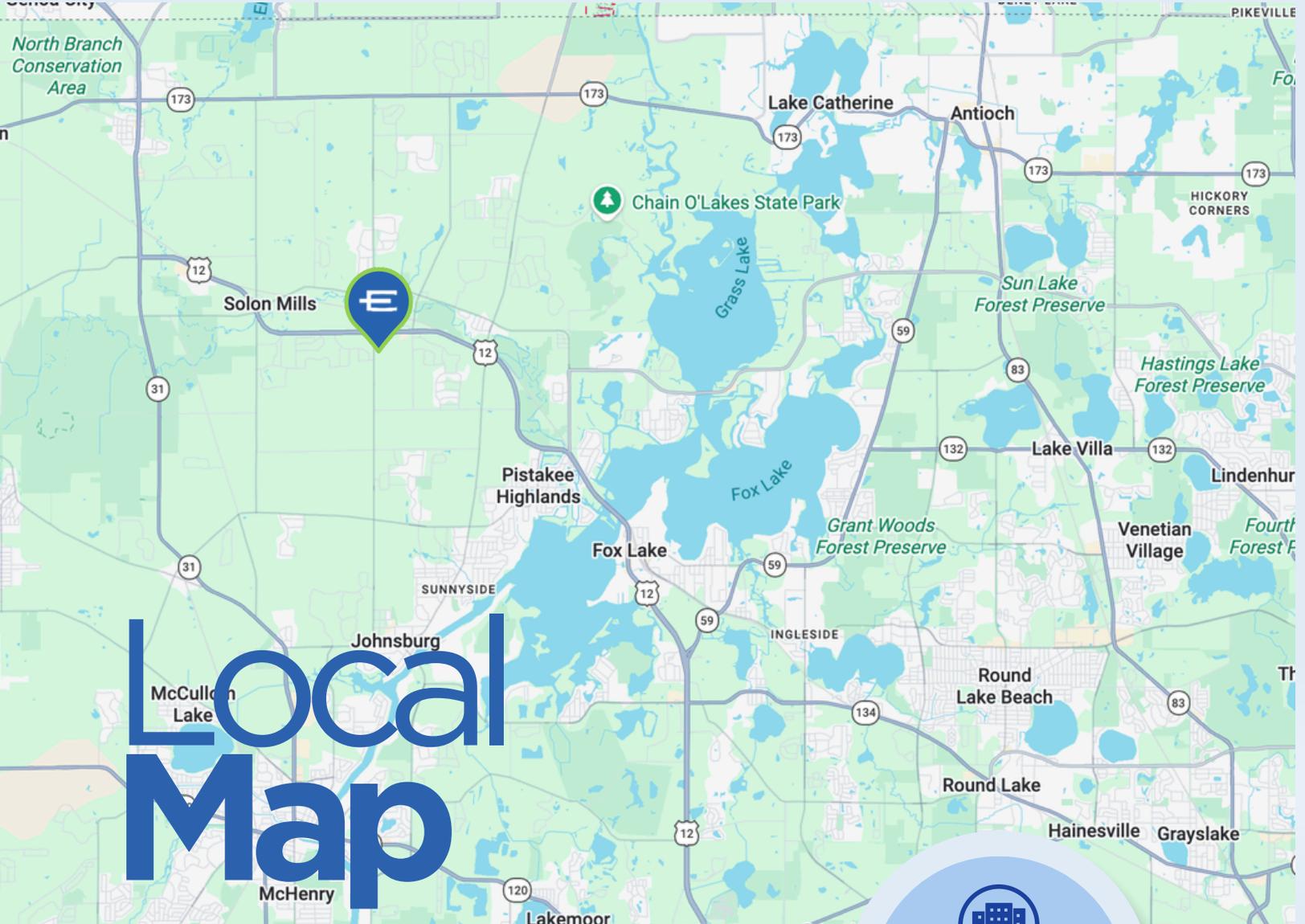


Property Photos



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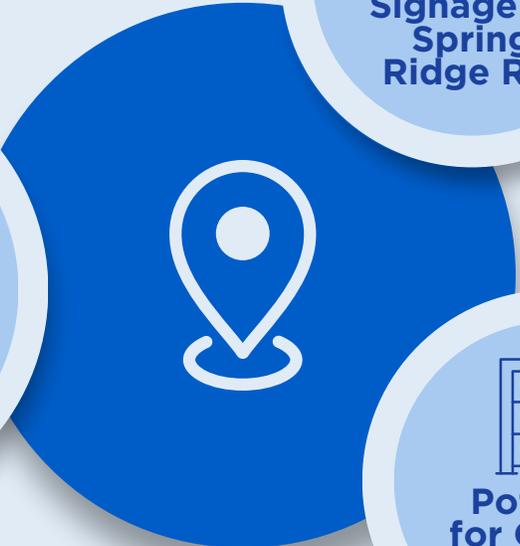


Local Map

2504 Spring Ridge Dr.
Spring Grove, IL



Easy Access to the Rt. 12 Corridor



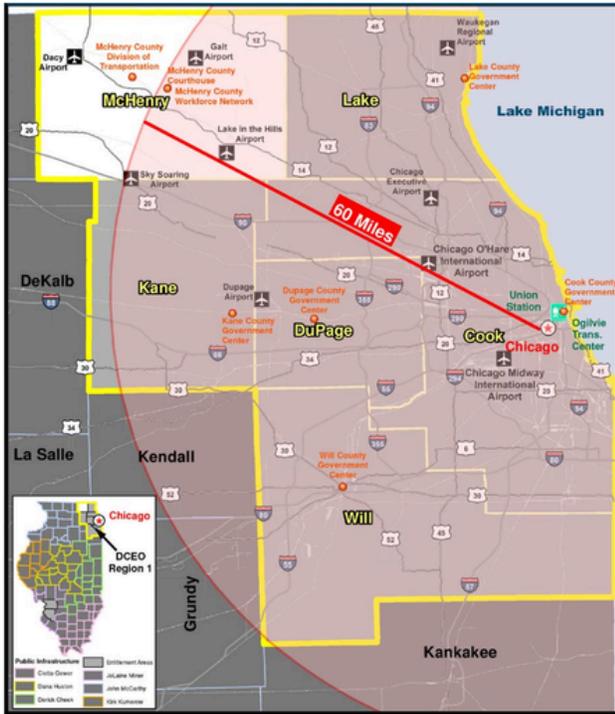
Pylon Signage on Spring Ridge Rd.



Potential for Outside Storage



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.

Rt. 12 Corridor

2504
Spring
Ridge Dr

**Exclusively
Presented By:**

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