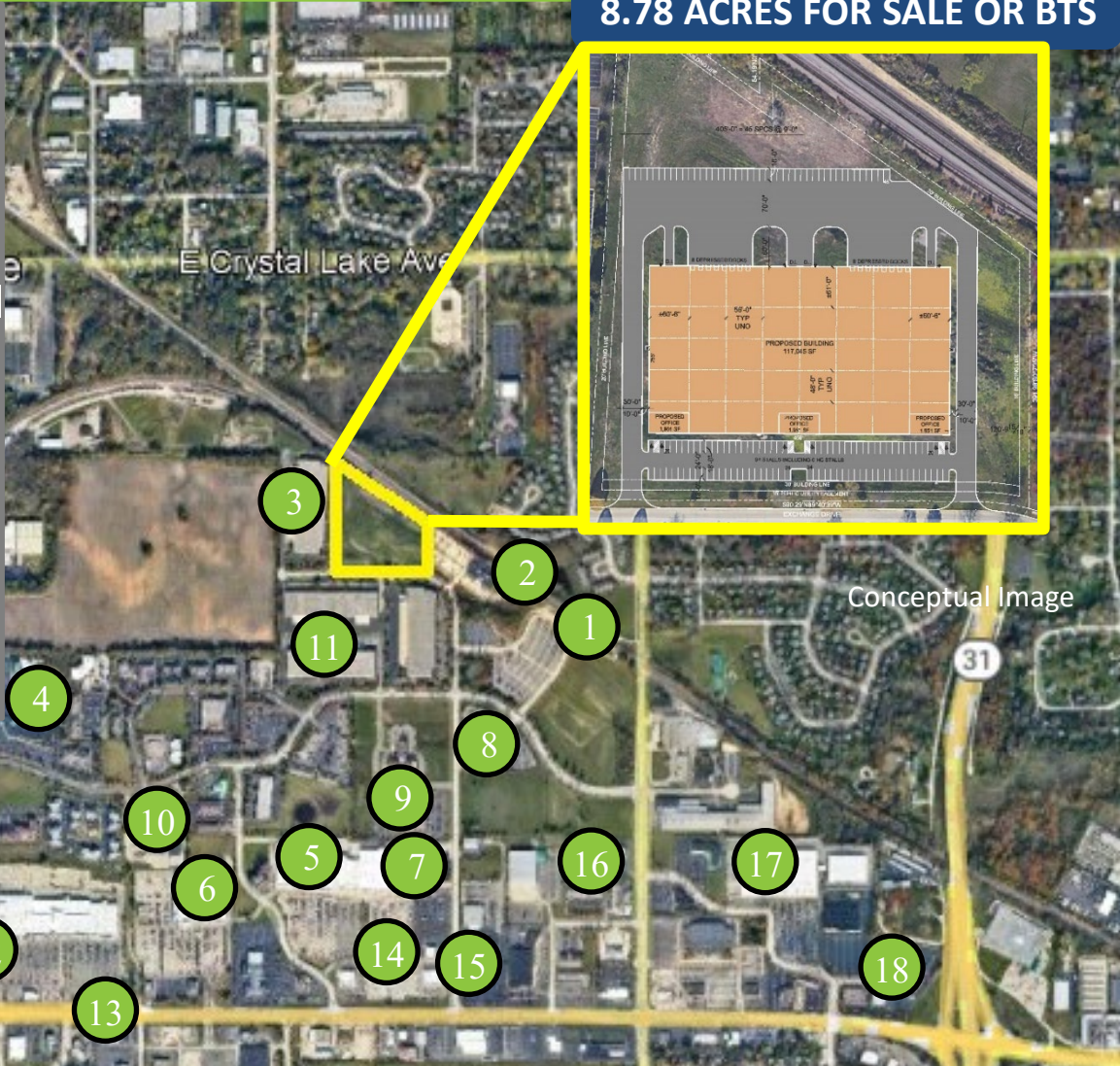


255 Exchange Drive, Crystal Lake, IL

DEVELOPMENT PARCEL

8.78 ACRES FOR SALE OR BTS



SPECIFICATIONS

- Industrial land site available in Crystal Lake Business Center
- Opportunity for build-to-suit & facility customization
- Trailer parking potential

LOT SIZE: 8.78 Acres

MAX BUILDABLE: 117,045 SF

ZONING: M

SALE PRICE: \$1,910,000 (\$5.00 PSF)

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Sam Deihns
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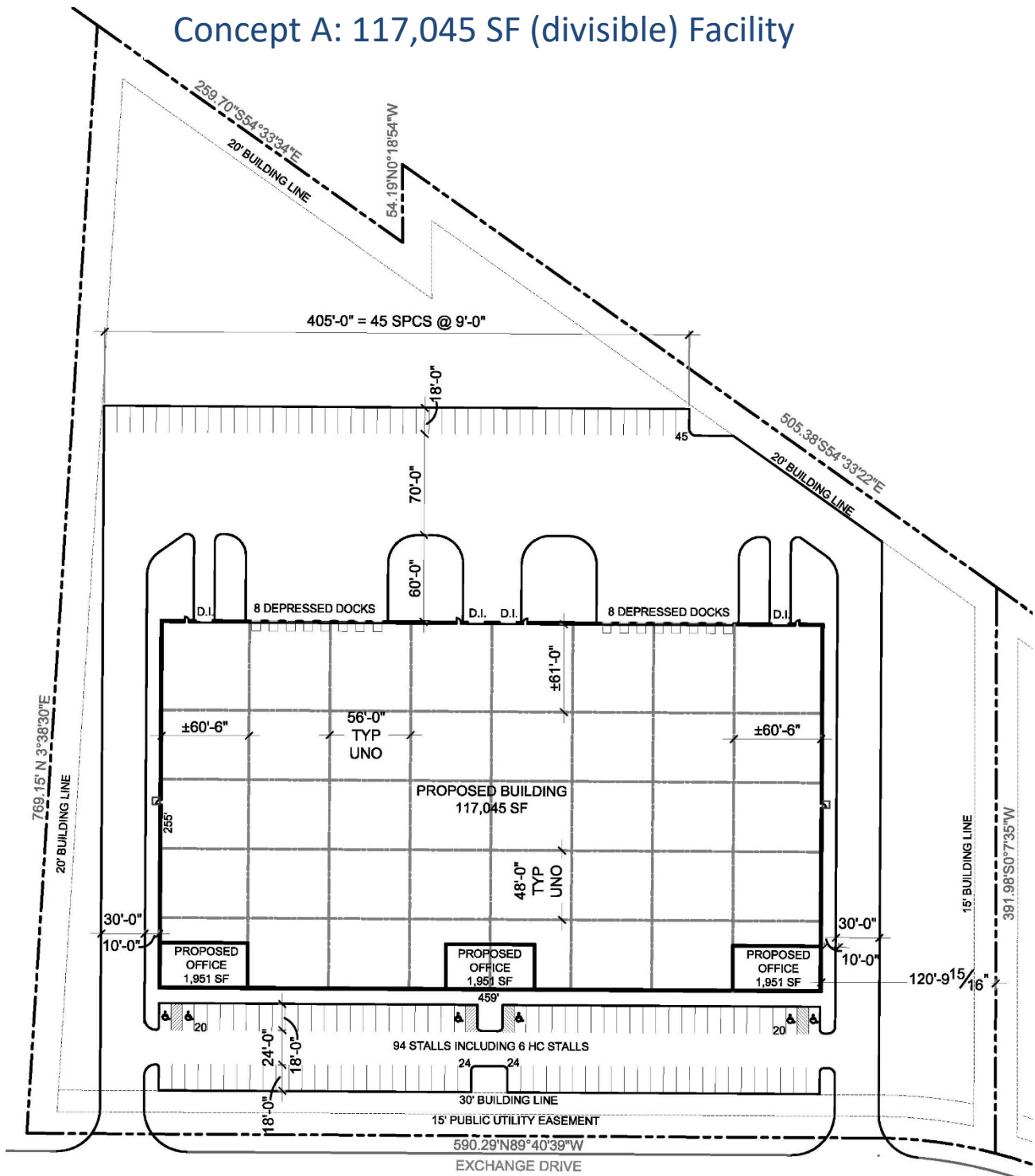
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8.78 ACRES FOR SALE OR BTS

Concept A: 117,045 SF (divisible) Facility

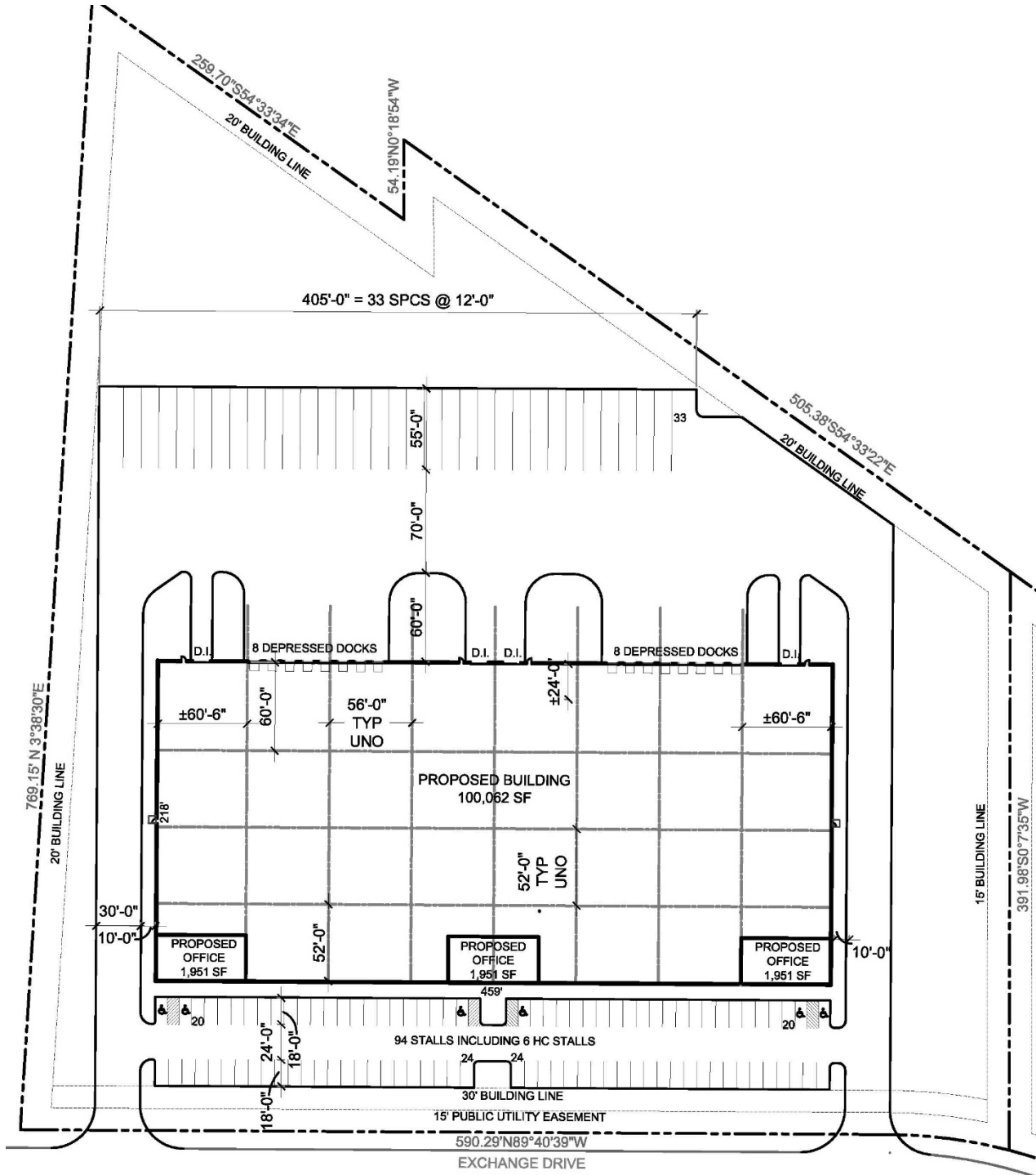


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Concept B: 100,062 SF (divisible) Facility with 33 trailer stalls



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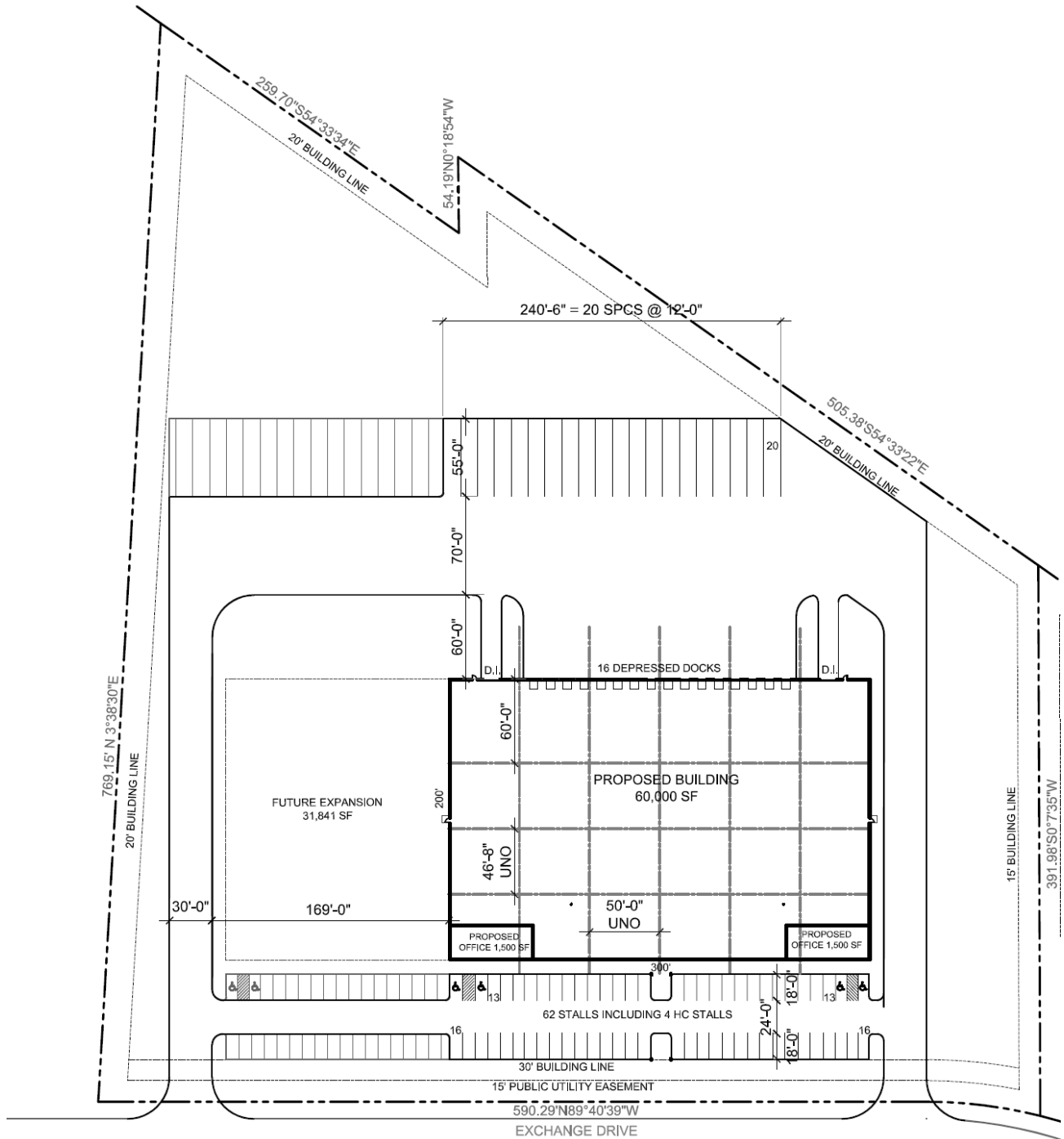


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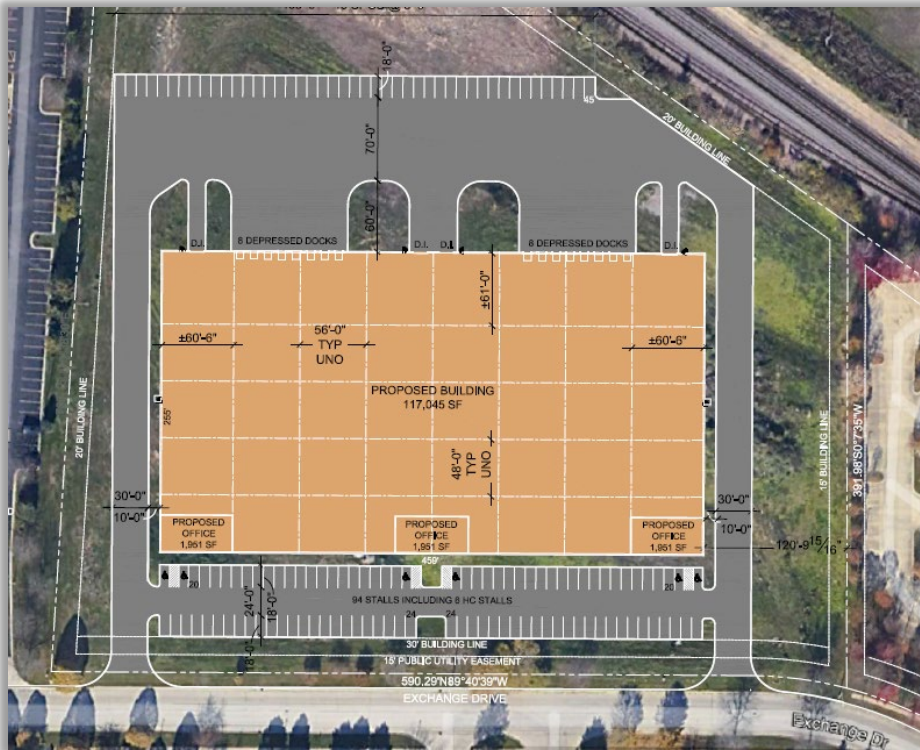
Concept C: 60,000 SF (divisible) Facility with 20 trailer stalls (expandable)



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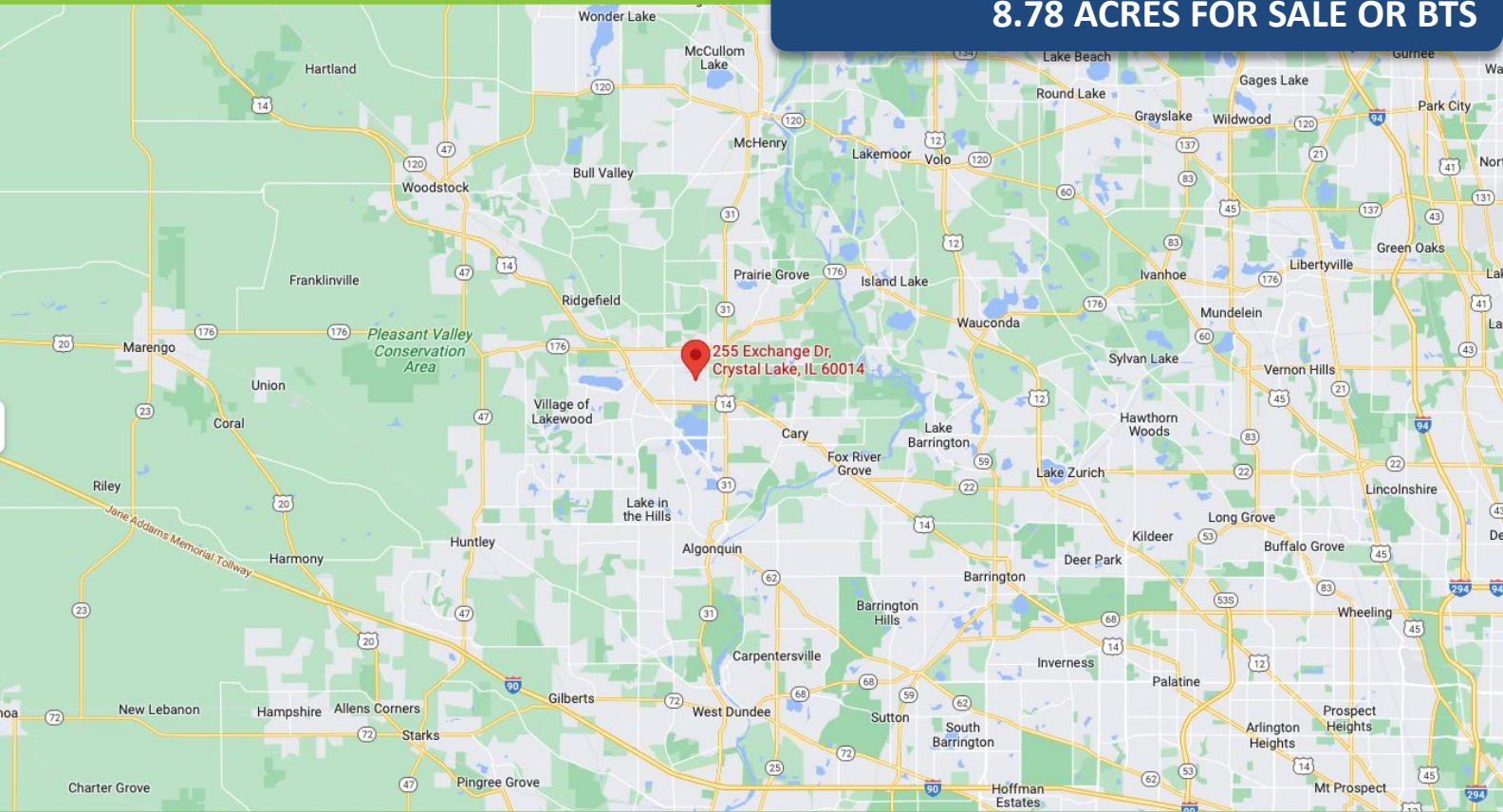
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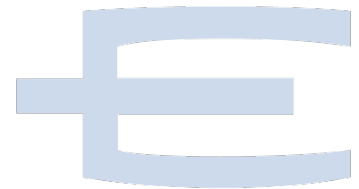
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DEVELOPMENT PARCEL

8.78 ACRES FOR SALE OR BTS



Conceptual Image

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