

# For Sale or Lease

AVAILABLE:  
**20,500 SF**

**2500 Westward Dr.  
Spring Grove, IL**

BUILDING SIZE:	7,500 - 20,500 SF
LOT SIZE:	1.92 ACRES
YEAR BUILT:	1980
LOADING:	8 DRIVE-IN DOORS
POWER	400 AMPS, 480V 3 PHASE
ZONING:	I-1
TAXES:	\$1.29 PSF
LEASE RATE:	\$12.00 PSF MG
SALE PRICE:	SUBJECT TO OFFER

✓  
**Multi-Tenant  
Capability**

✓  
**Great  
Contractor/  
Maintenance  
Property**

✓  
**Newly  
Renovated**

✓  
**Fenced  
Outdoor  
Storage**

## Presented By:

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# Building Specs

## West Building

BUILDING SIZE:	<b>7,500 SF</b>
OFFICE:	<b>1,500 SF (NEWLY RENOVATED)</b>
LOADING:	<b>(4) 12' X 14' DID</b>
POWER:	<b>400 AMPS, 480V 3 PHASE</b>
CLEAR HEIGHT:	<b>15' - 16'</b>
	<b>OIL TRAP</b>



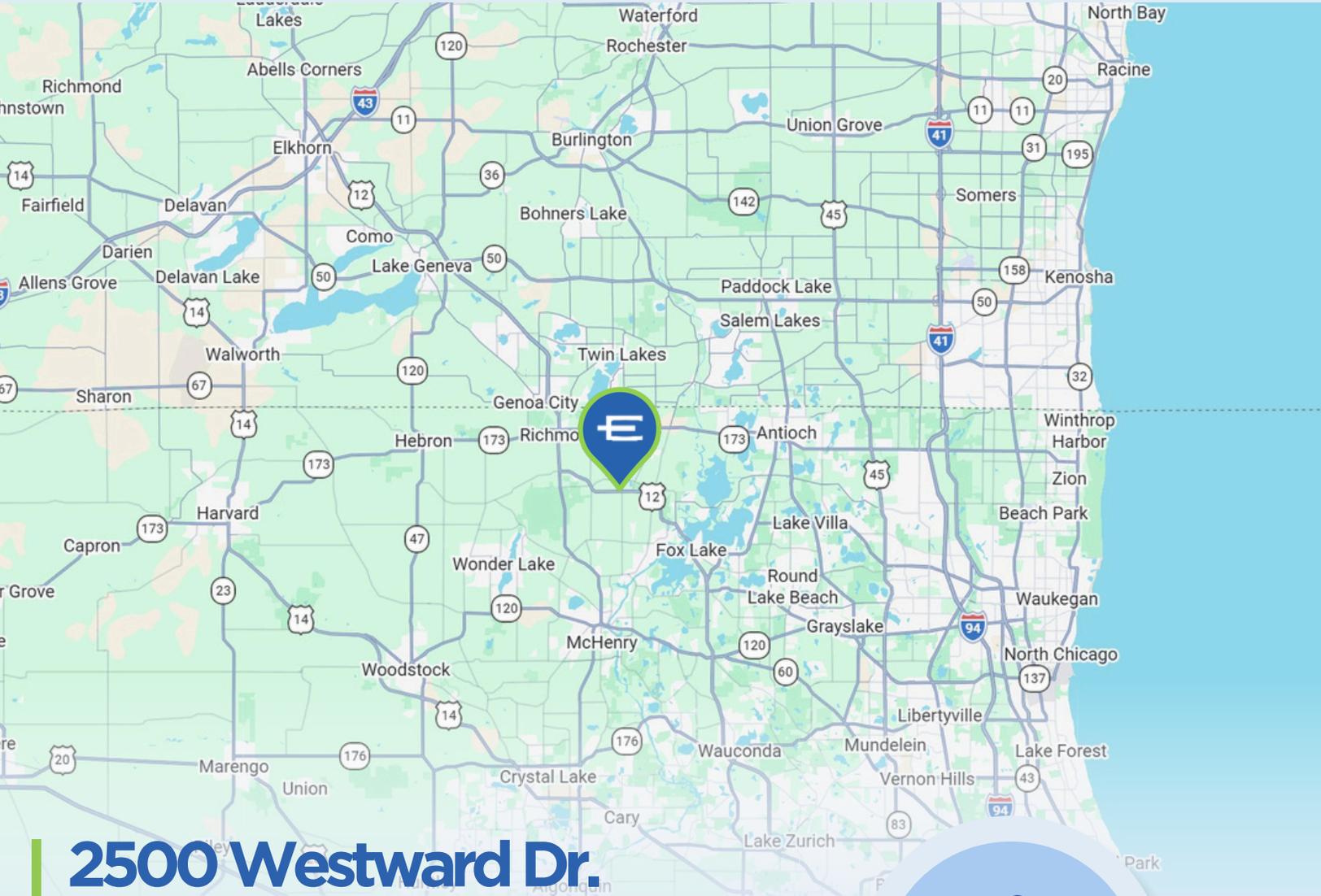
## East Building

BUILDING SIZE:	<b>13,000 SF</b>
OFFICE:	<b>(2) OFFICES 1,000 SF EACH (NEWLY RENOVATED)</b>
LOADING:	<b>(2) 14' X 16', (2) 12' X 14'</b>
POWER:	<b>400 AMPS, 480V 3 PHASE</b>
CLEAR HEIGHT:	<b>18' - 25'</b>

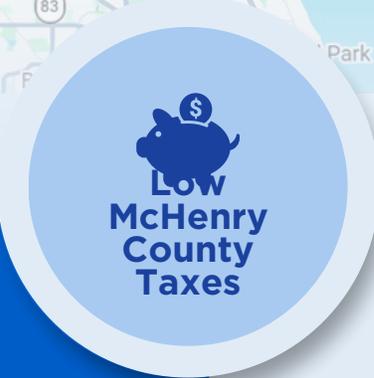


# Property Photos

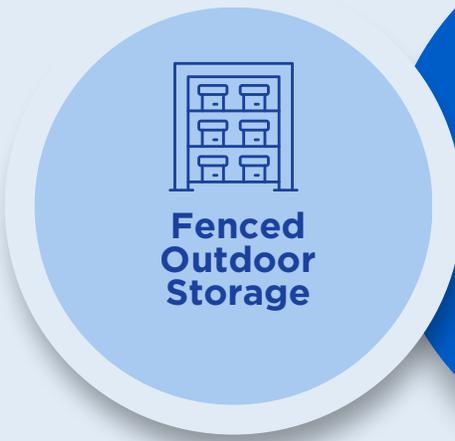




# 2500 Westward Dr. Spring Grove, IL



**Low  
McHenry  
County  
Taxes**



**Fenced  
Outdoor  
Storage**



**Skilled  
Labor  
Force**

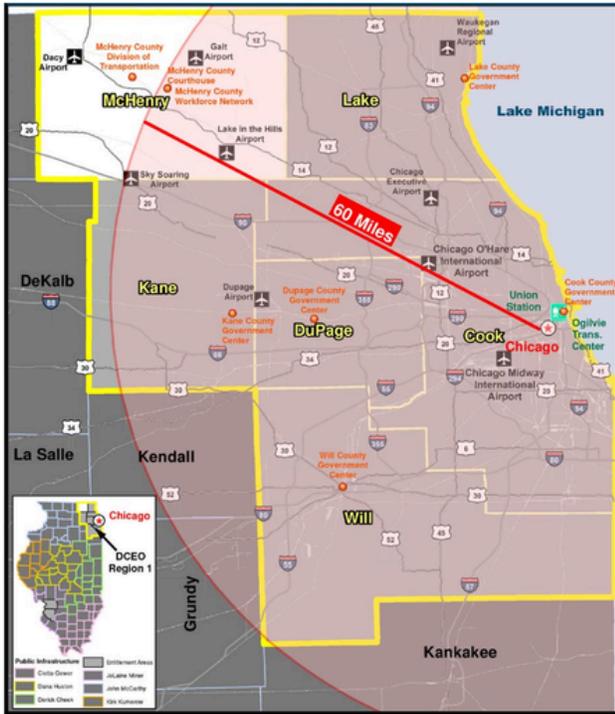
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# Location



## 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.