

**12007 N Smith Drive**  
Huntley, Illinois



**±8.08-Acre Site** for  
Expansion, Truck Parking  
or Outside Storage

**75,468 SF**  
Industrial Space  
for Sale or for Lease

Functional  
**Distribution or  
Manufacturing Facility**

For more information, please contact:



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# PROPERTY Overview

## 12007 N Smith Drive

**75,468 SF**

Available Size (Full Building)

**71,466 SF**

Building Footprint

**8,004 SF**

Floor 1: 4,002 SF

Floor 2: 4,002 SF

Office Space (2-Story)

**67,464 SF**

Warehouse

**±8.08 Acres**

Site Size

**22' Clear**

Typical Ceiling Height

**10**

Exterior Docks

**1**

Grade-Level Ramp

**Wet Sprinkler**

Fire Suppression

**2,800 Amps, 480 Volts**

Power

**LED**

Lighting

**60 Spaces**

Car Parking (Expandable)

**\$68,081.04 (\$0.91 PSF)**

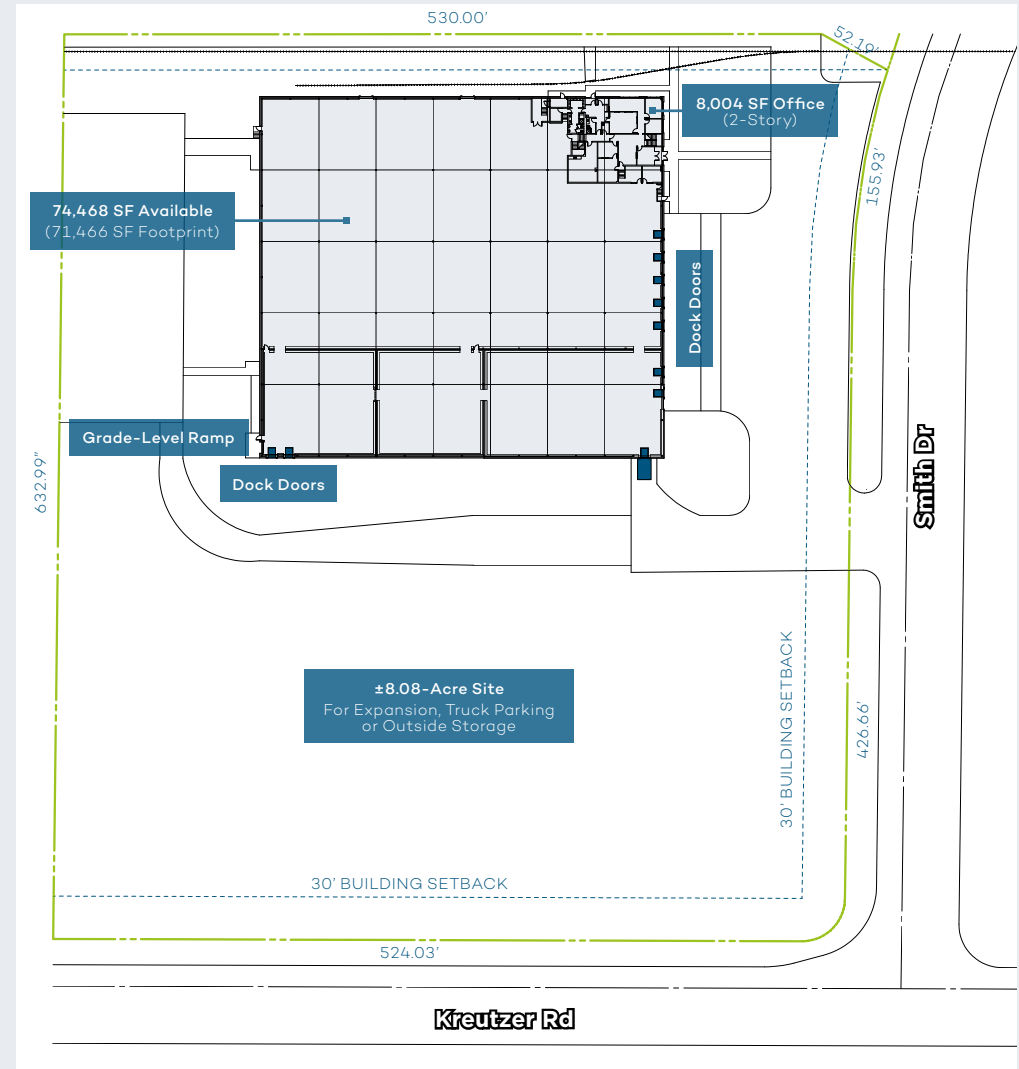
Real Estate Taxes

**STO**

Sale Price / Lease Rate

## Property Highlights

- Large land site for expansion, additional truck/car parking or outside storage
- New roof 06/2021; warranty through 06/2041
- New HVAC units 2021 in office and warehouse
- Access to I-90 off of Route 47
- Low McHenry County taxes
- Manufacturing amenities and floor drains



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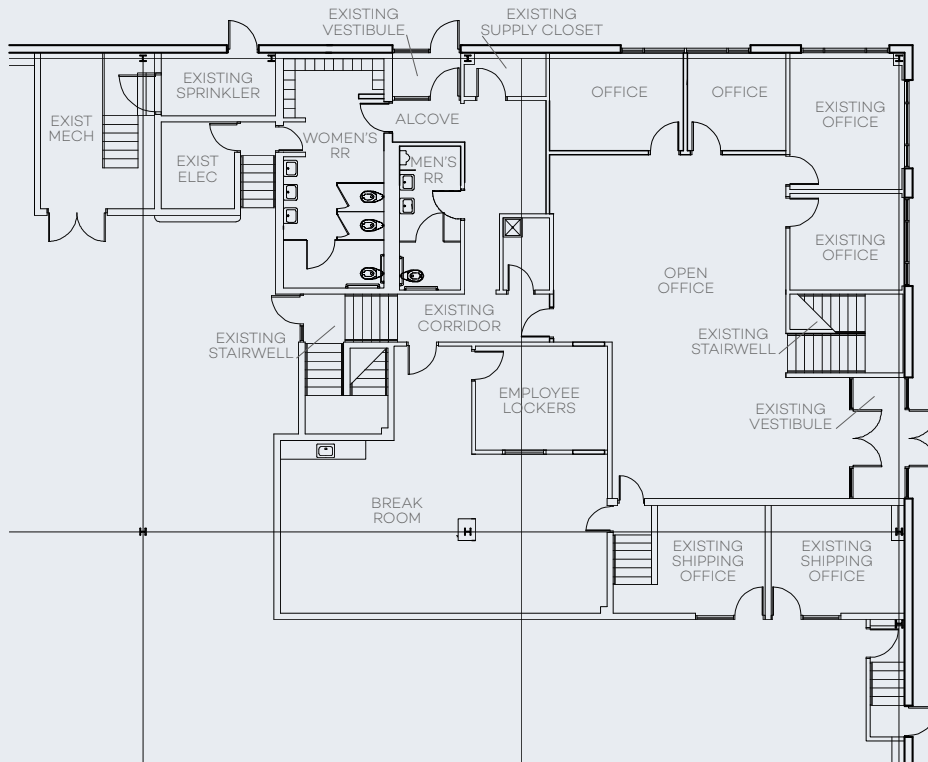
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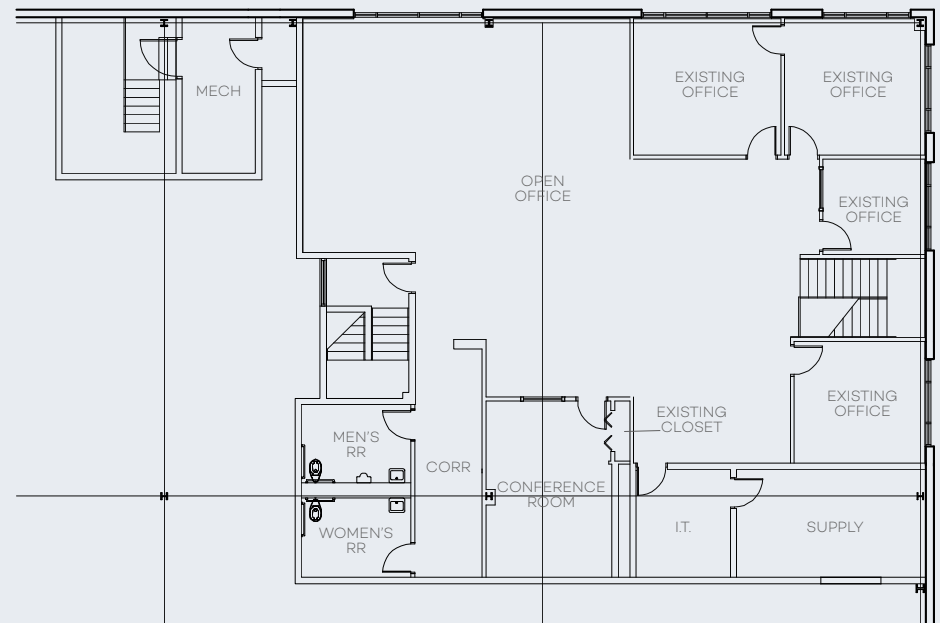
# OFFICE Floor Plans

8,004 SF Office Space (2-Story)

Floor 1  
4,002 SF



Floor 2  
4,002 SF



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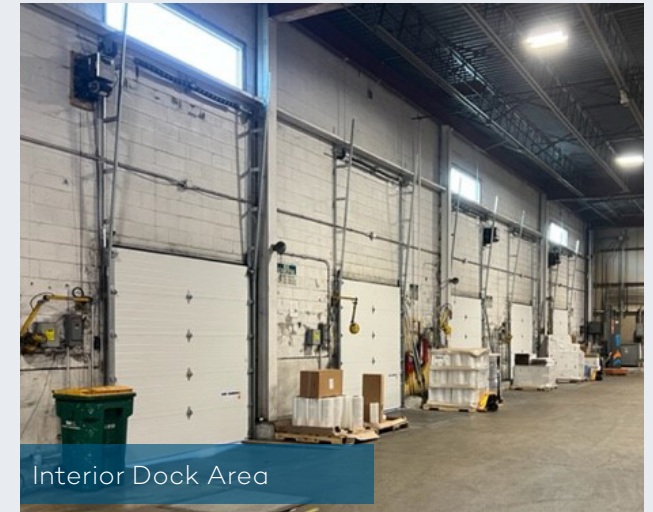
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# BUILDING Images



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# LOCATION Overview



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# LOCATION Overview

Strong  
Labor Pool

Minutes  
to I-90

Low McHenry County  
Real Estate Taxes

Pro-Business  
County & Community



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**12007 N Smith Drive**  
Huntley, Illinois

35 Miles to  
**O'Hare International  
Airport**

**Abundant Workforce**  
Within a 60-Minute  
Drive-Time

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