

±10,000-91,267 SF
FOR LEASE (SHORT OR LONG TERM)



450 CONGRESS PARKWAY
CRYSTAL LAKE, ILLINOIS

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

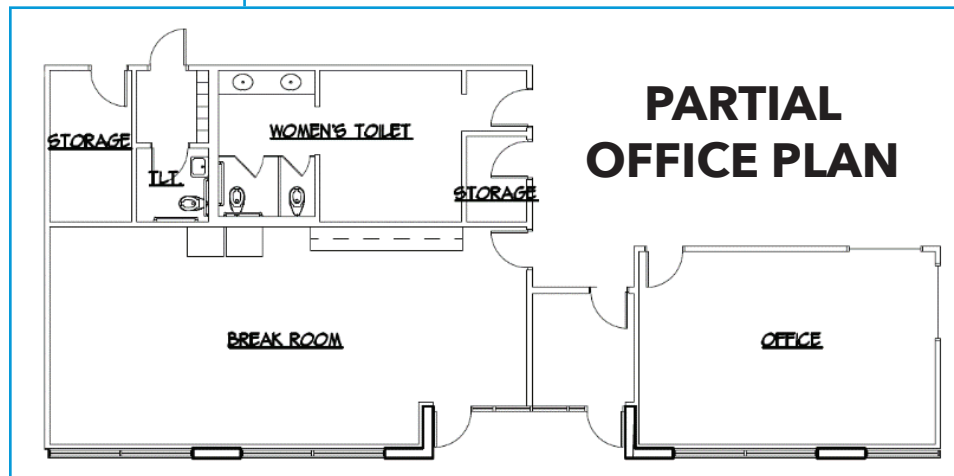
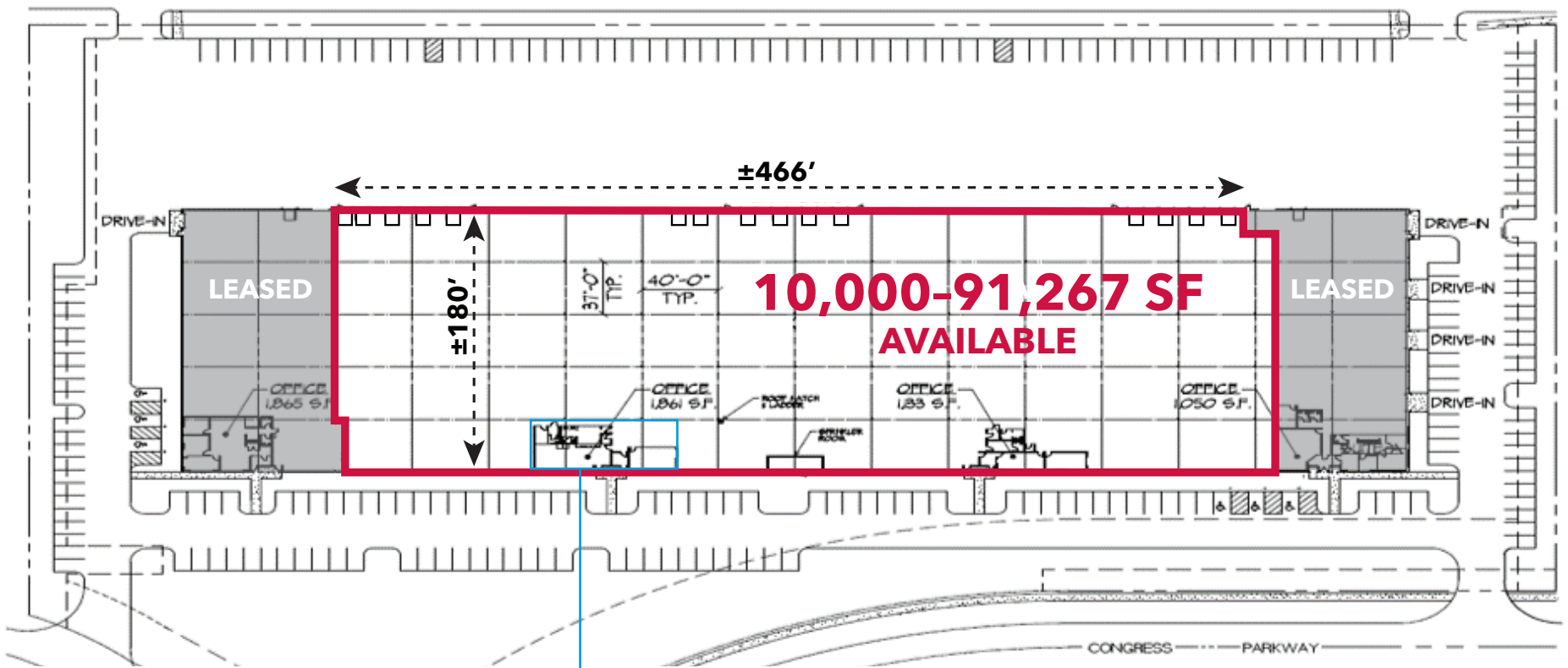
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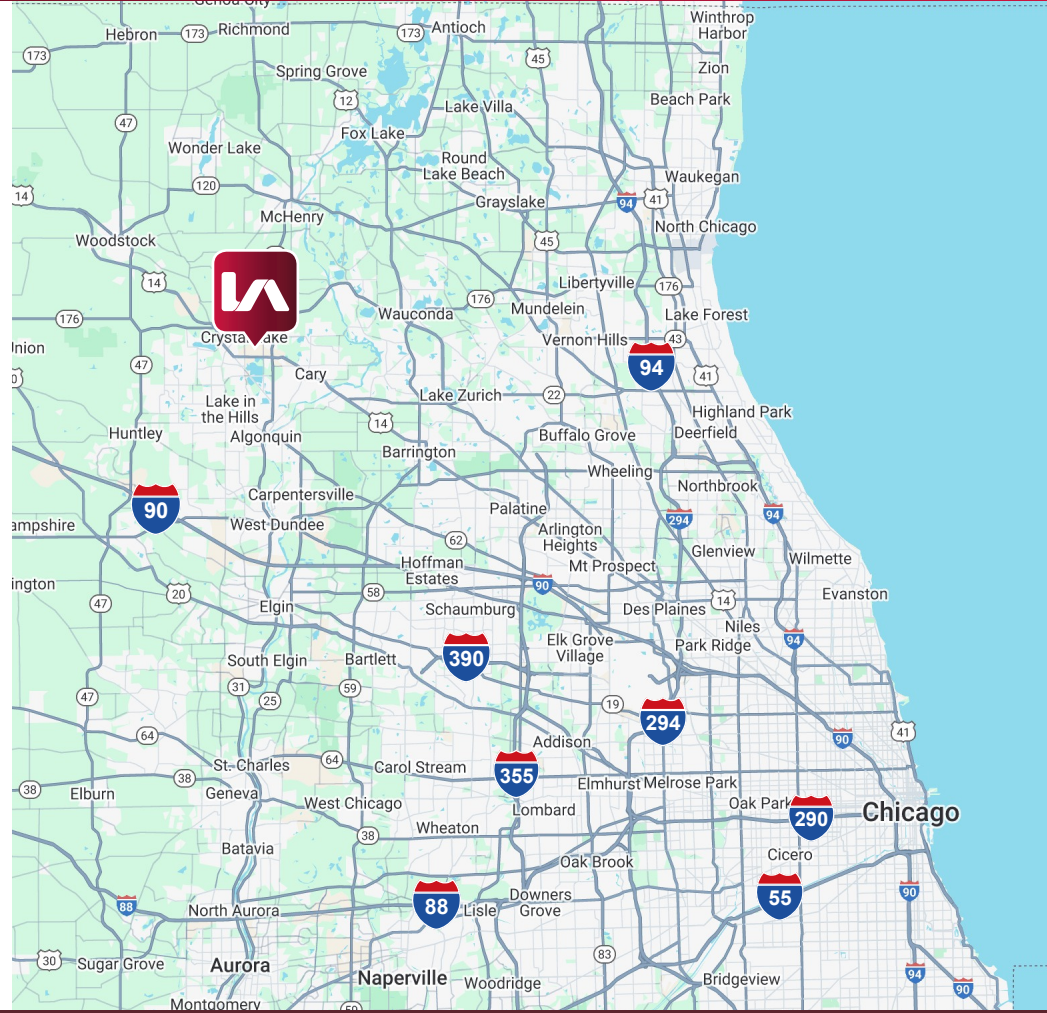
BUILDING SPECIFICATIONS:

| | |
|------------------------|---|
| BUILDING SIZE: | 118,400 SF |
| AVAILABLE: | ±10,000-91,267 SF |
| OFFICE: | To suit |
| BUILDING DEPTH: | ±180' |
| BAY SIZE: | 37' x 40' (typical) |
| CLEAR HEIGHT: | 24' |
| LOADING: | <ul style="list-style-type: none">◆ Fifteen (15) exterior truck level docks◆ Drive-in door |
| LIGHTING: | High-efficiency LED fixtures on motion sensors |
| SPRINKLER: | Wet |
| OCCUPANCY: | Immediate |
| TAXES: | \$1.32 PSF (2023 payable 2024) |
| LEASE RATE: | Subject to Proposal |
| COMMENTS: | <ul style="list-style-type: none">◆ High image facility◆ Flexible space size and lease term◆ Will consider short-term and long-term leases◆ Institutionally owned and managed◆ Restrooms with locker area |





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