

2302 Spring Ridge Dr. – Spring Grove, IL

FOR SALE or LEASE: 28,550 SF



AVAILABLE: Manufacturing & Contractor Facility

AVAILABLE: 28,550 SF

OFFICE: ~4,038 SF

BUILDING SIZE: 28,550 SF

LOT SIZE: +/- 1.84 AC

LOADING: 2 Exterior Docks; 2 Drive-In Doors

SPRINKLER: No

PARKING: Ample

AGE: 1994

CEILING HEIGHT: 16'-20' Clear (13.5' Clear in Tech Area)

ZONING: I – Industrial

POWER: 1,200 Amps @ 208/480 Volt – 3 Phase

REAL ESTATE TAXES: \$1.05 PSF (2023)

SALE PRICE: \$2,395,000 (\$83.89 PSF)

LEASE RATE: Subject to Offer

- Low McHenry County Taxes
- Heavy Power
- Recently Refurbished Parking Lot with Outside Storage Potential



SCAN FOR LISTING



ENTRE
Commercial Realty LLC

Dan Benassi, SIOR
Managing Broker
847-310-4298
dbenassi@entreccommercial.com

Dan Jones, SIOR
847-310-4299
djones@entreccommercial.com

Marc Bartolini
708-256-9615
mbartolini@entreccommercial.com

EXTERIOR PHOTOS



ENTRE
Commercial Realty LLC

Dan Benassi, SIOR
Managing Broker
847-310-4298
dbenassi@entrecmercial.com

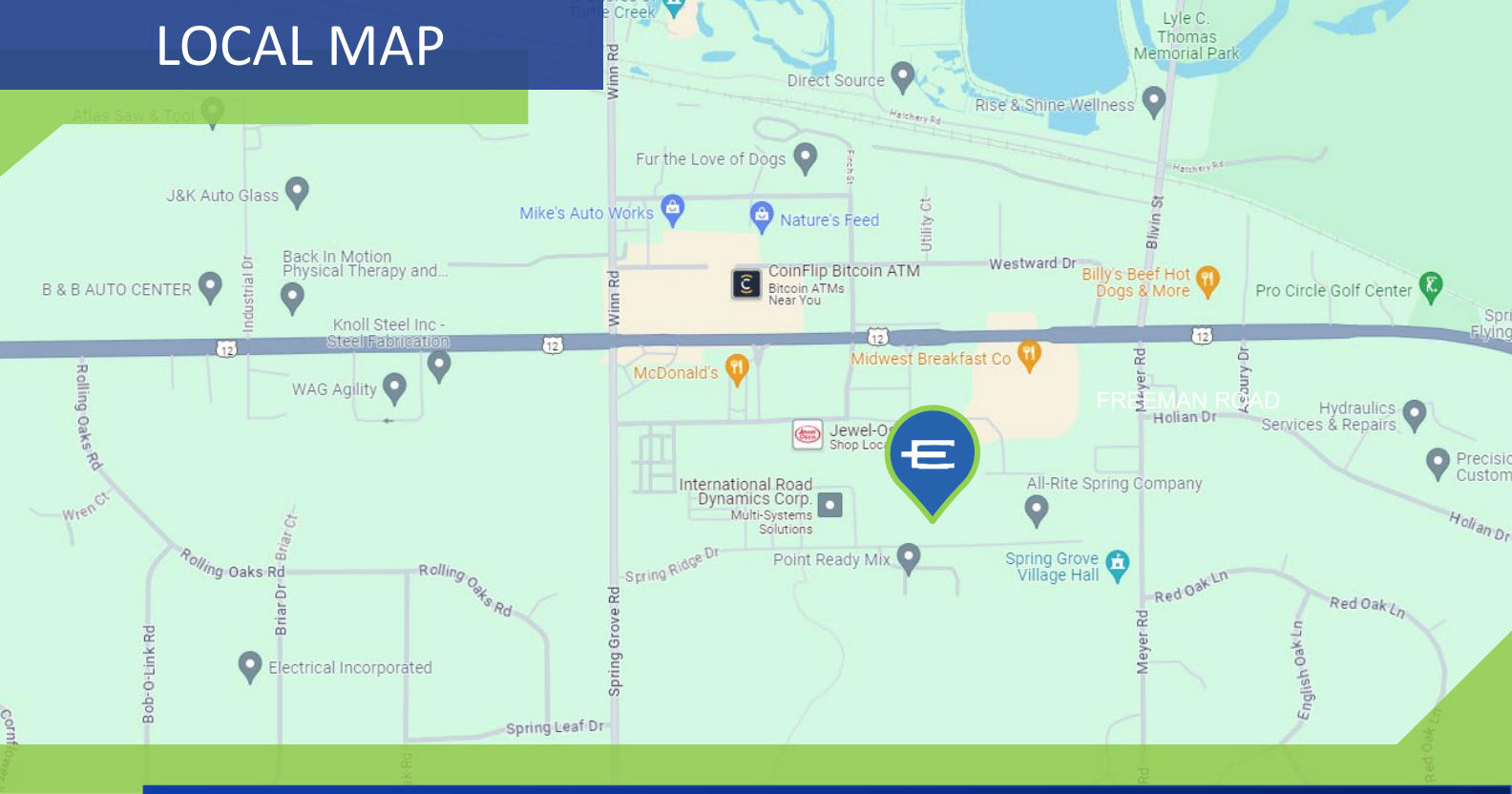
Dan Jones, SIOR
847-310-4299
djones@entrecmercial.com

Marc Bartolini
708-256-9615
mbartolini@entrecmercial.com

INTERIOR PHOTOS



LOCAL MAP



Facility Highlights



**CLOSE PROXIMITY
TO US ROUTE 12**



HEAVY POWER



**OUTSIDE
STORAGE/PARKING
POTENTIAL**



**FUNCTIONAL
WAREHOUSE
LAYOUT**



**LOW MCHENRY
COUNTY TAXES**

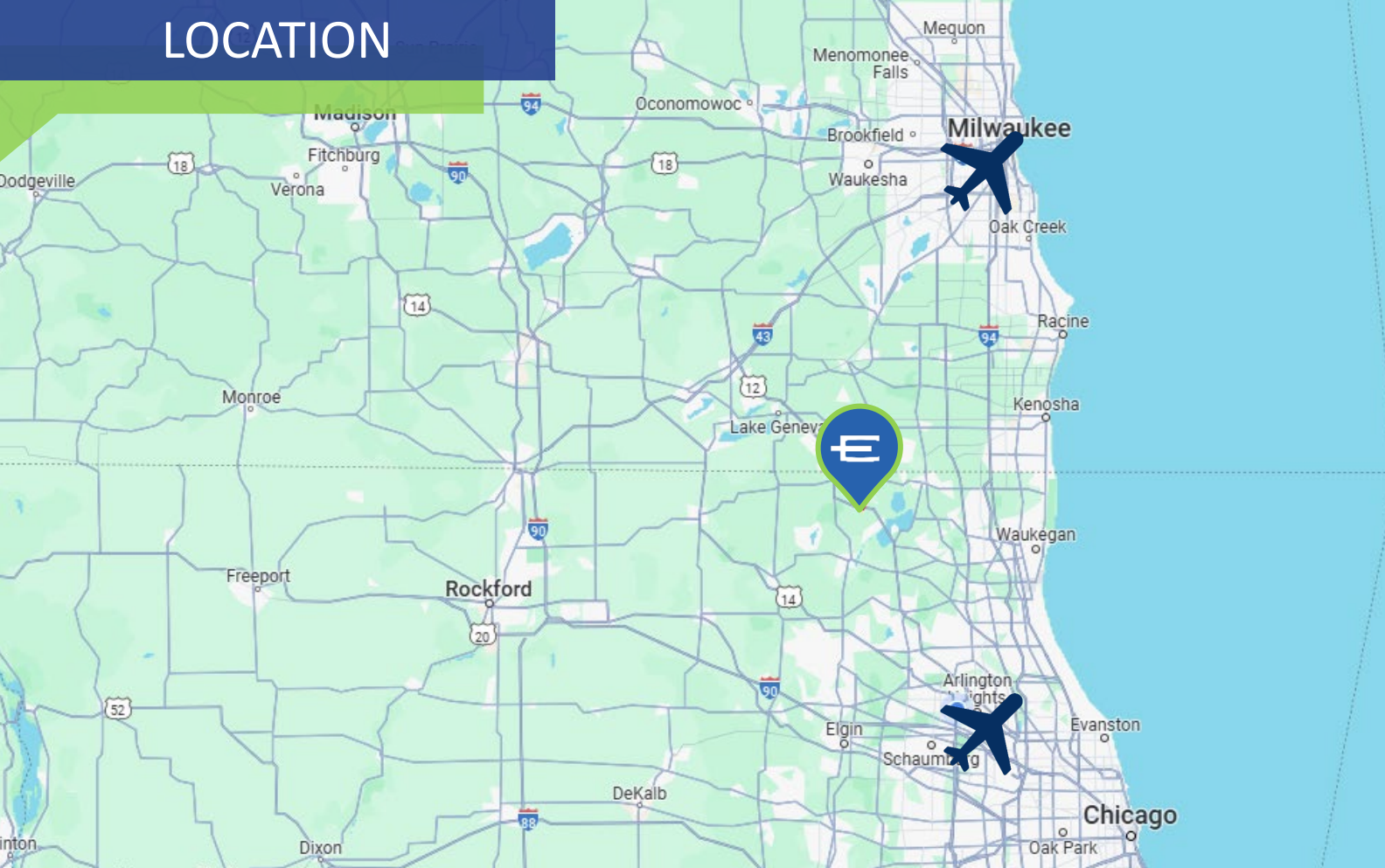
ENTRE
Commercial Realty LLC

Dan Benassi, SIOR
Managing Broker
847-310-4298
dbenassi@entreccommercial.com

Dan Jones, SIOR
847-310-4299
djones@entreccommercial.com

Marc Bartolini
708-256-9615
mbartolini@entreccommercial.com

LOCATION



2302 Spring Ridge Dr. – Spring Grove, IL



**50 Miles from
Milwaukee
Mitchell Intl
Airport**



**47 Miles from
O'Hare Intl
Airport**