

780

For Sale

AVAILABLE:
2,738 SF + 756 Mezzanine

780 Ridgeview Drive McHenry, IL

BUILDING SIZE: **2,738 SF + 756 SF MEZZANINE**

OFFICE: **1,010 SF
(3 PRIVATES, KITCHENETTE,
LOBBY)**

WAREHOUSE: **1,728 SF**

MEZZANINE: **756 SF**

YEAR BUILT: **2000**

HVAC: **GFA/FULLY CLIMATE
CONTROLLED**

ELECTRICAL: **200 AMPS, SINGLE PHASE**

SPRINKLERS: **NO**

WASHROOMS: **2**

CEILING HEIGHT: **20'**

PARKING: **COMMON**

LOADING: **1 DID (12' X 14')**

WATER/SEWER: **MUNICIPAL**

ZONING: **BP**

ASSOC. DUES: **\$408/MONTH**

TAXES: **\$7,994 (2024)**

PIN: **14-03-379-002**

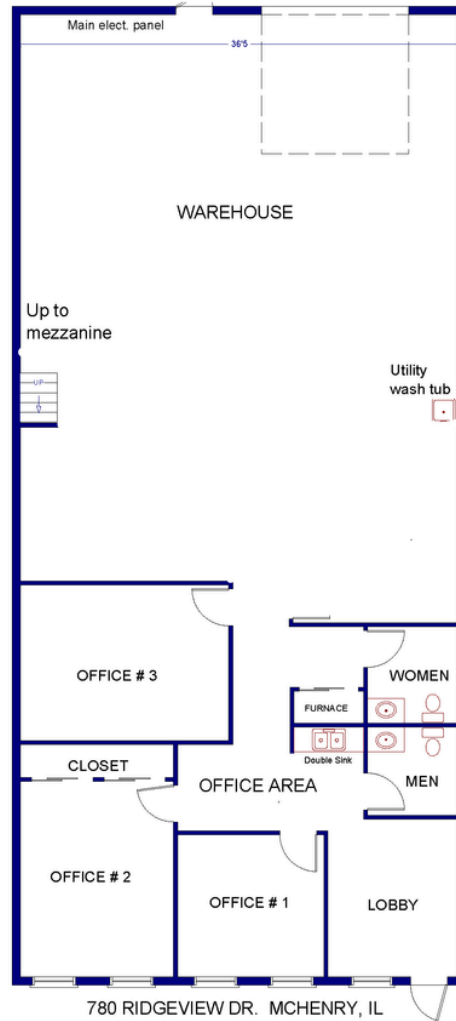
SALE PRICE: **\$325,000**



Presented By:

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Floor Plan



Property Highlights



Flex Space with High Ceilings



Concrete Mezzanine with Private Office



Fully Climate Controlled Office & Warehouse



Available Spring 2026



Office Furniture Negotiable



Property Photos





Local Map

780 Ridgeview Drive
McHenry, IL



Located in
the
Ridgeview
Commons
w/access to
IL Rt. 31



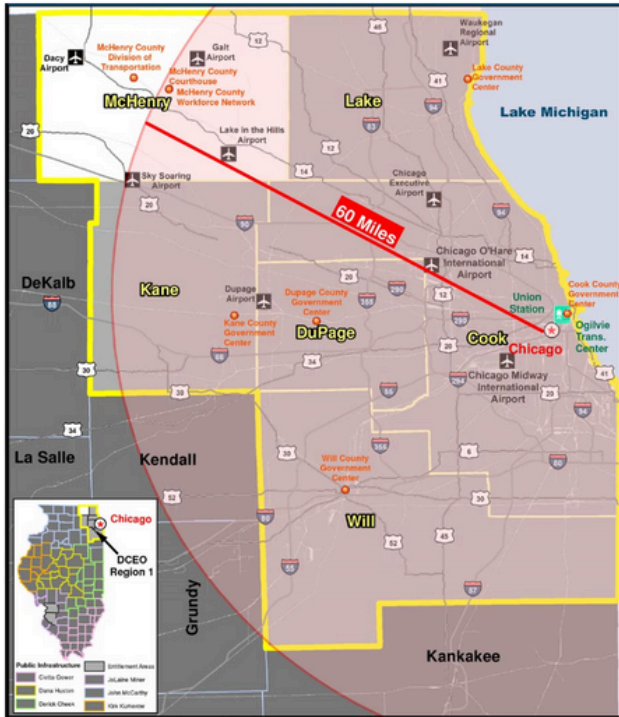
Near
Northwestern
Medicine
Hospital



Skilled
Labor
Force



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.

**Exclusively
Presented By:**

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