

11220 Main St, Huntley, IL

AVAILABLE: 67,700 SF



HEAVY POWER

FOR LEASE: Newly Renovated Industrial Space

BUILDING: 67,700 SF

OFFICE: 10,000 SF (includes cafeteria and locker rooms)

MEZZANINE: 7,000 SF (not included in SF)

LOT SIZE: 3.04 Acres

CEILING: 21' – 23'

LOADING: 4 Interior docks; 1 Drive-up ramp

POWER: 2,000 amps, 240V & 800 Amps, 480V

COLUMN SPACING: 48' x 29'

PARKING: 57 Spaces (potentially expandable)

AGE: 1986

SPRINKLER: Yes

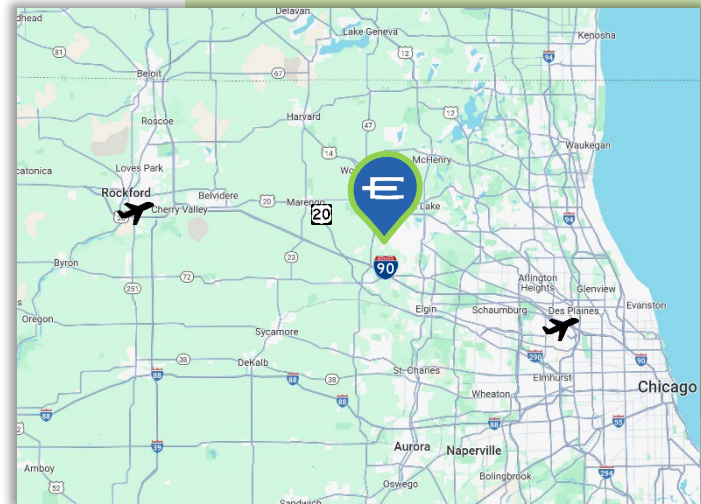
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REAL ESTATE TAXES: \$0.89 PSF (2023)

CAM: \$0.61 PSF (Estimated)

LEASE RATE: \$6.75 PSF Net

- Quality manufacturing infrastructure
- Large Cafeteria and Locker Rooms
- High-end Office Finishes
- Available Immediately
- Low McHenry County Taxes



SCAN/CLICK FOR
MAP

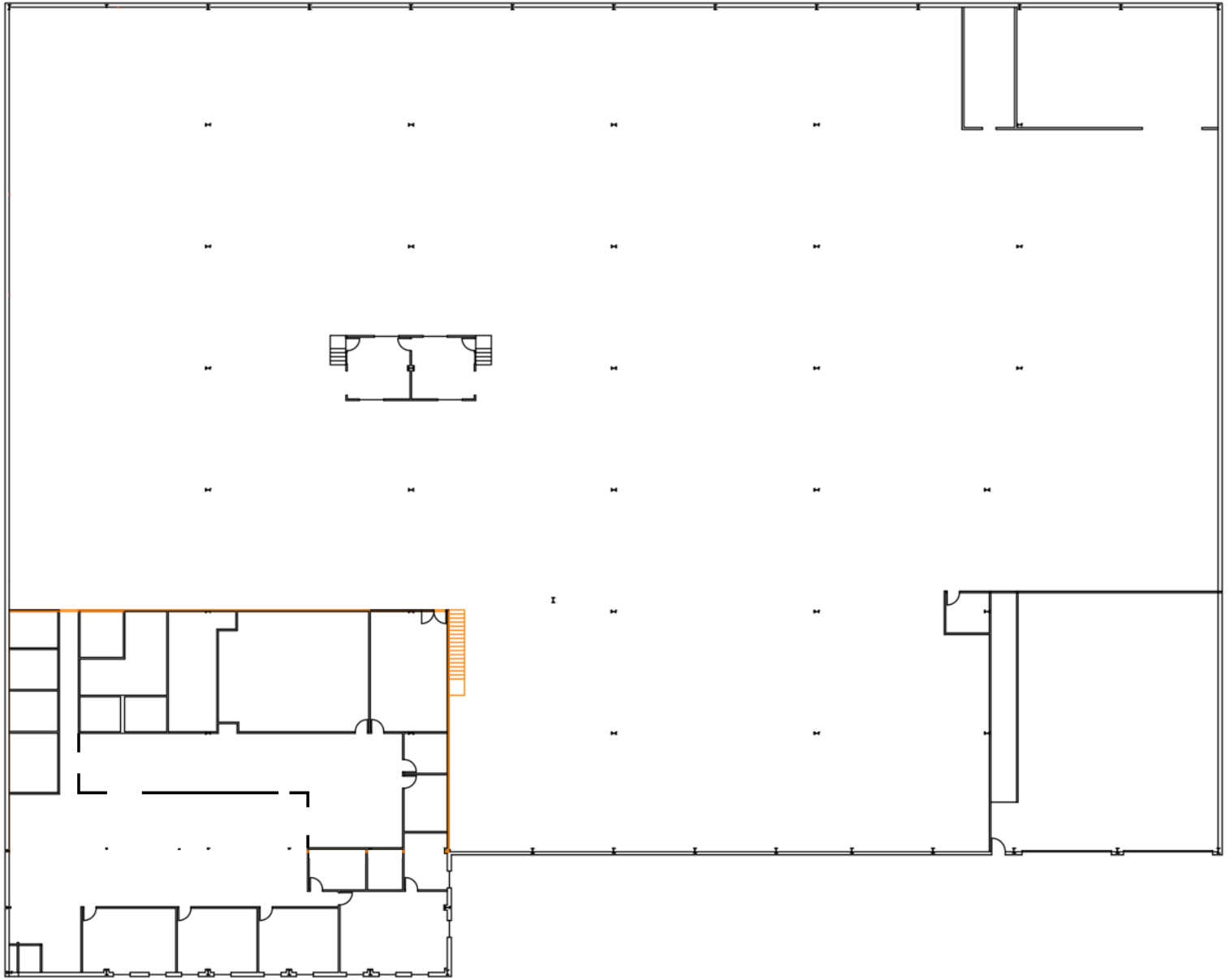


ENTRE
Commercial Realty LLC

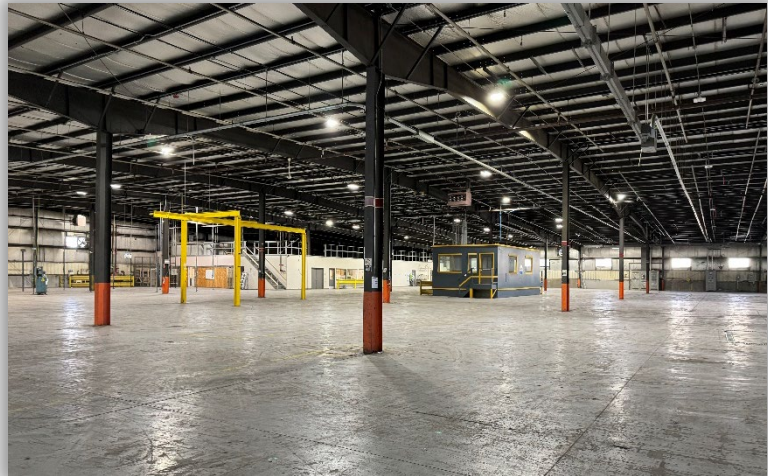
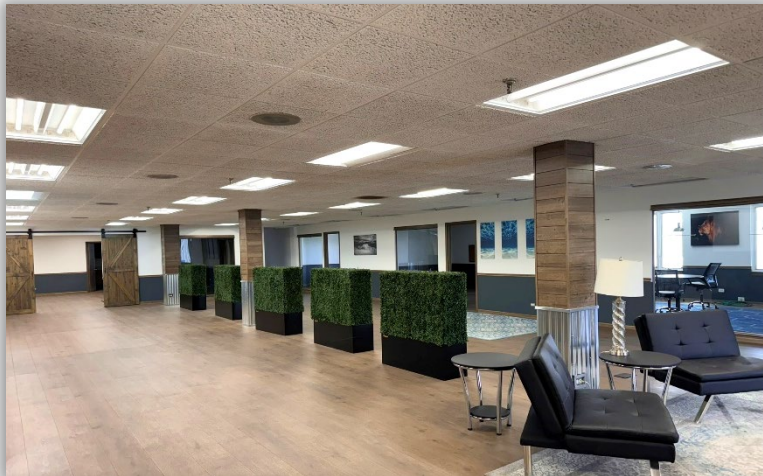
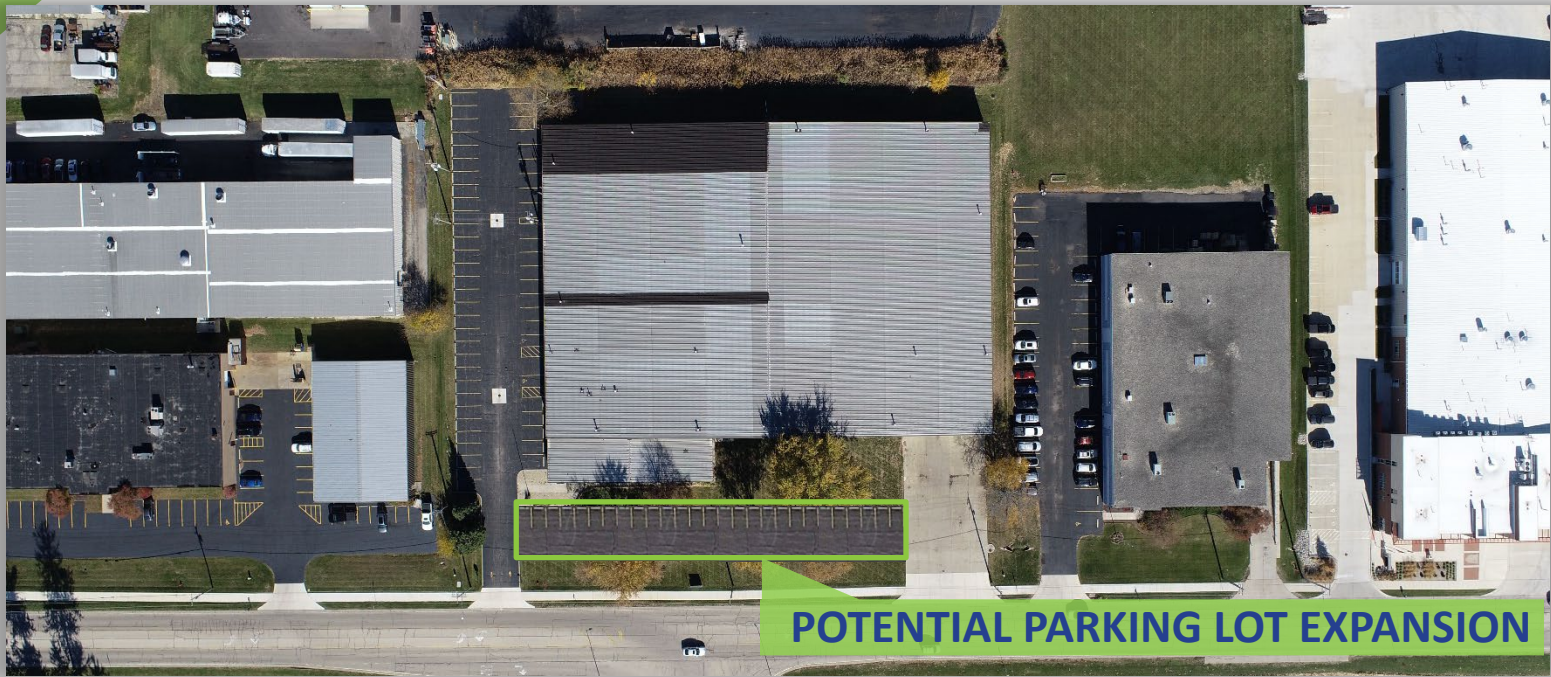
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SITE PLAN



PHOTOS

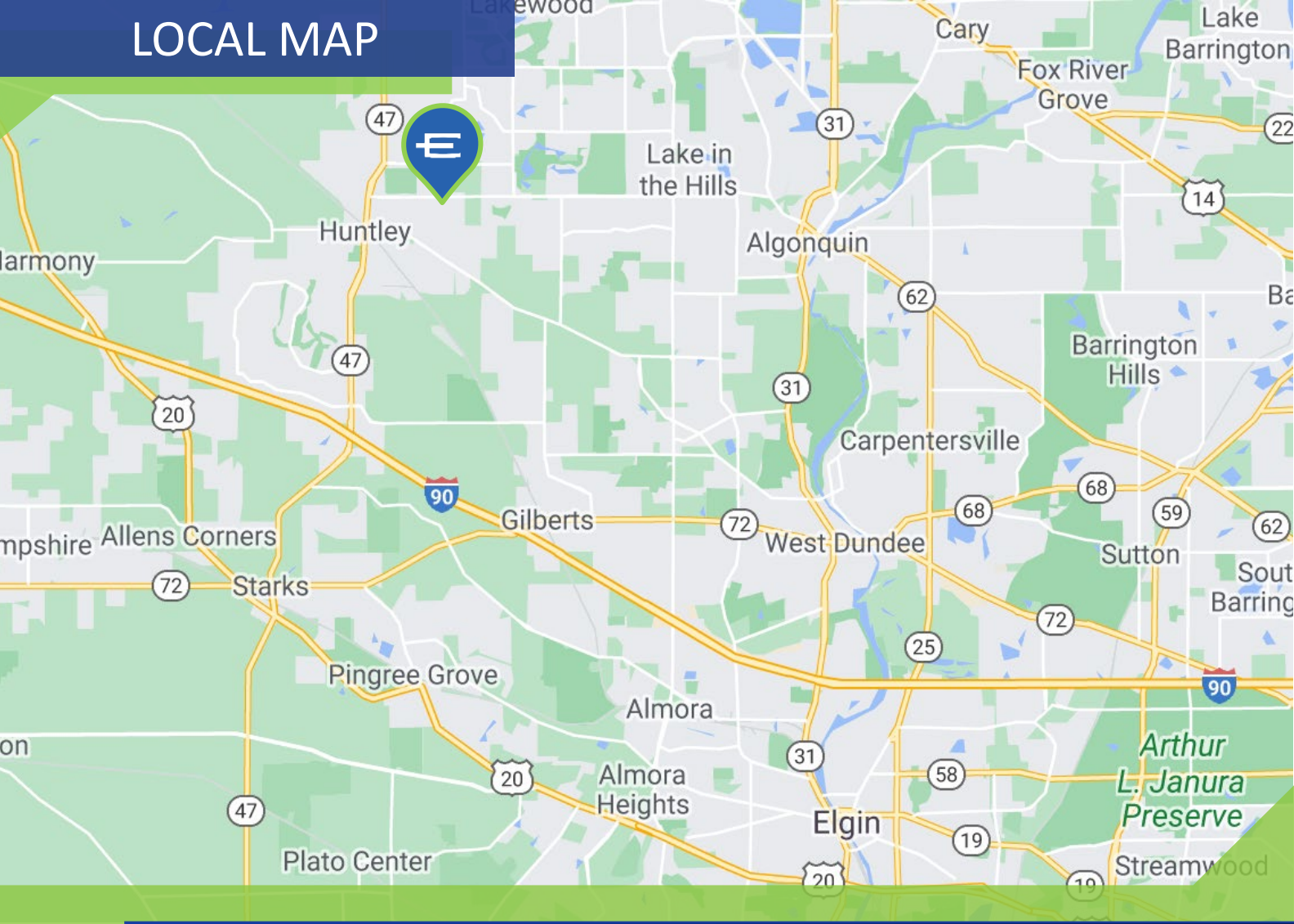


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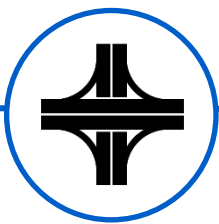
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LOCAL MAP



SCAN/CLICK FOR MAP VIEW



**Access to I-90 via Route
47**



**Low McHenry
County Taxes**



Skilled Labor Force

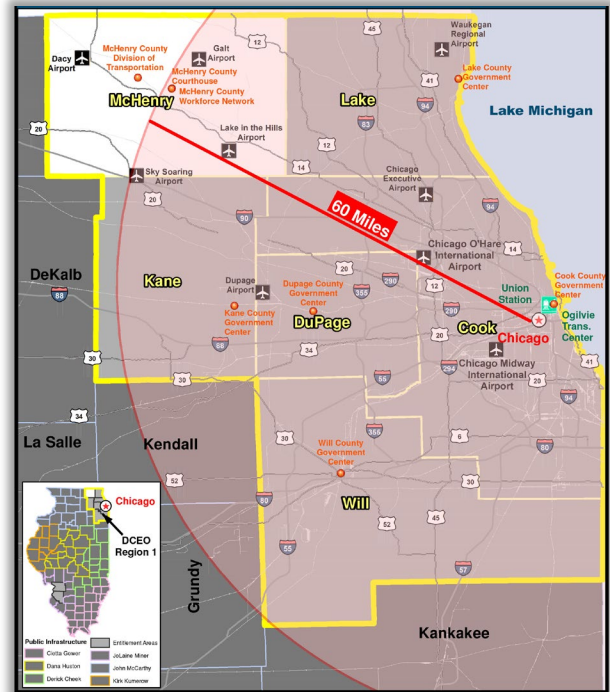
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MCHENRY COUNTY

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 innovative companies, business parks, supply chain access to Chicago metro's 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.

Source: McHenry county EDC