

# FOR LEASE

**OFFICE/WAREHOUSE SPACE AVAILABLE  
1095 PINGREE ROAD, CRYSTAL LAKE, IL**



## PROPERTY HIGHLIGHTS

OFFERING:	For Lease
BUILD-OUT:	Office / Warehouse
RESTROOMS:	Private (In Unit)
UTILITIES:	Tenant's Responsibility
ELEVATOR:	Elevator Access
LAKE VIEWS:	Scenic Views of Three Oaks Recreation Center
MANAGEMENT:	Professional On-Site Property Manager
PARKING:	Common Shared
BUILDING AGE:	2003
LOT SIZE:	6.88 Acres
ACCESS:	Easy Access to Route 31, NW Highway, Randall Rd.



**BLUE CHIP**

Commercial Real Estate, LLC.  
Development | Investments | Brokerage

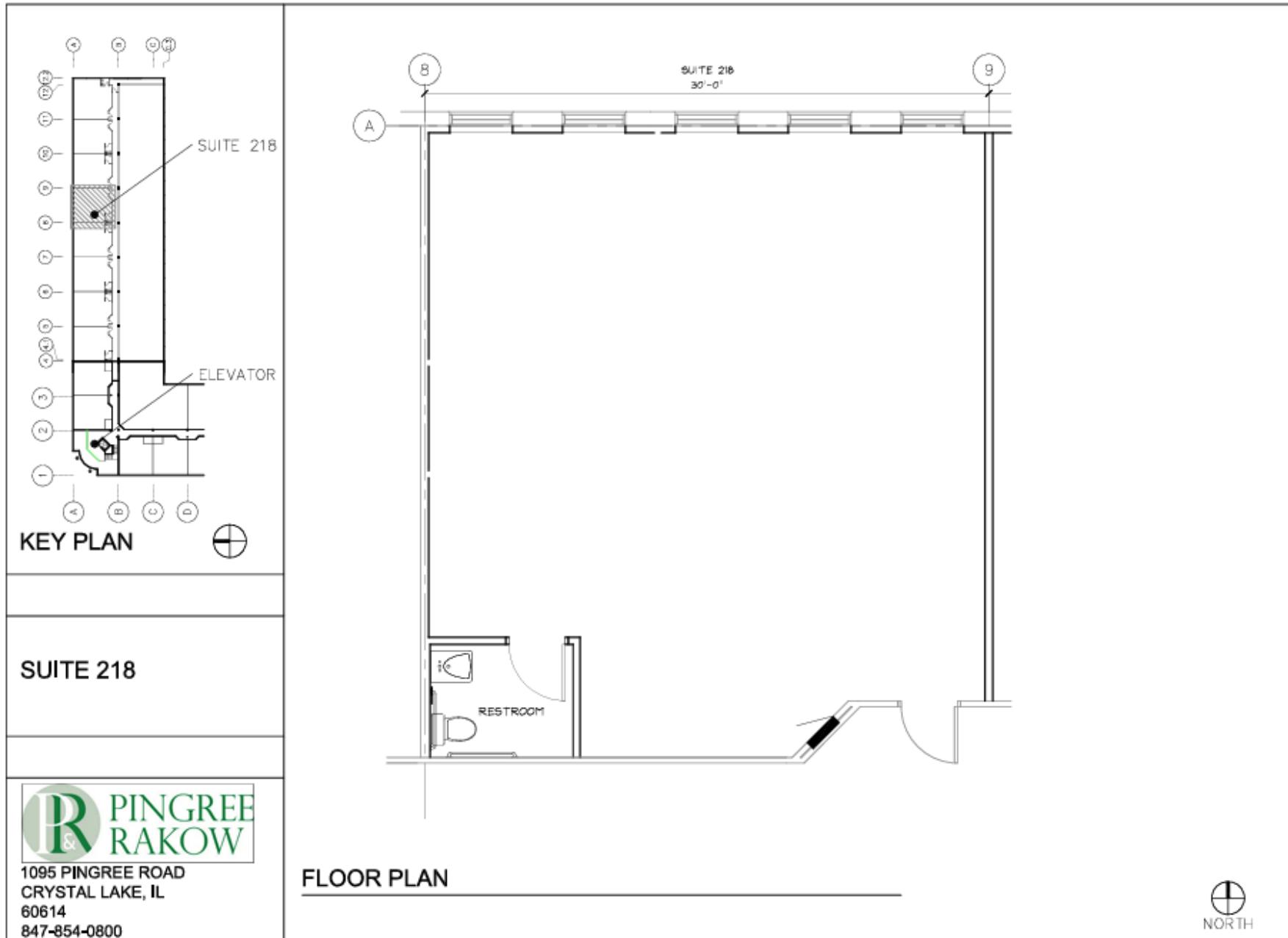
**Tim Billimack  
Managing Broker  
815.355.0196  
billimackt@gmail.com**

UNIT	SF	GROSS RATE	MONTH	UNIT	SF	GROSS RATE	MONTH
218	1,020	\$17 SF	\$1,445	220-221	2,185	\$17 SF	\$3,095
Outside Storage	1/2 Acre	Fenced	\$2,000				
Outside Storage	1/2 Acres	Gravel	\$1,200				

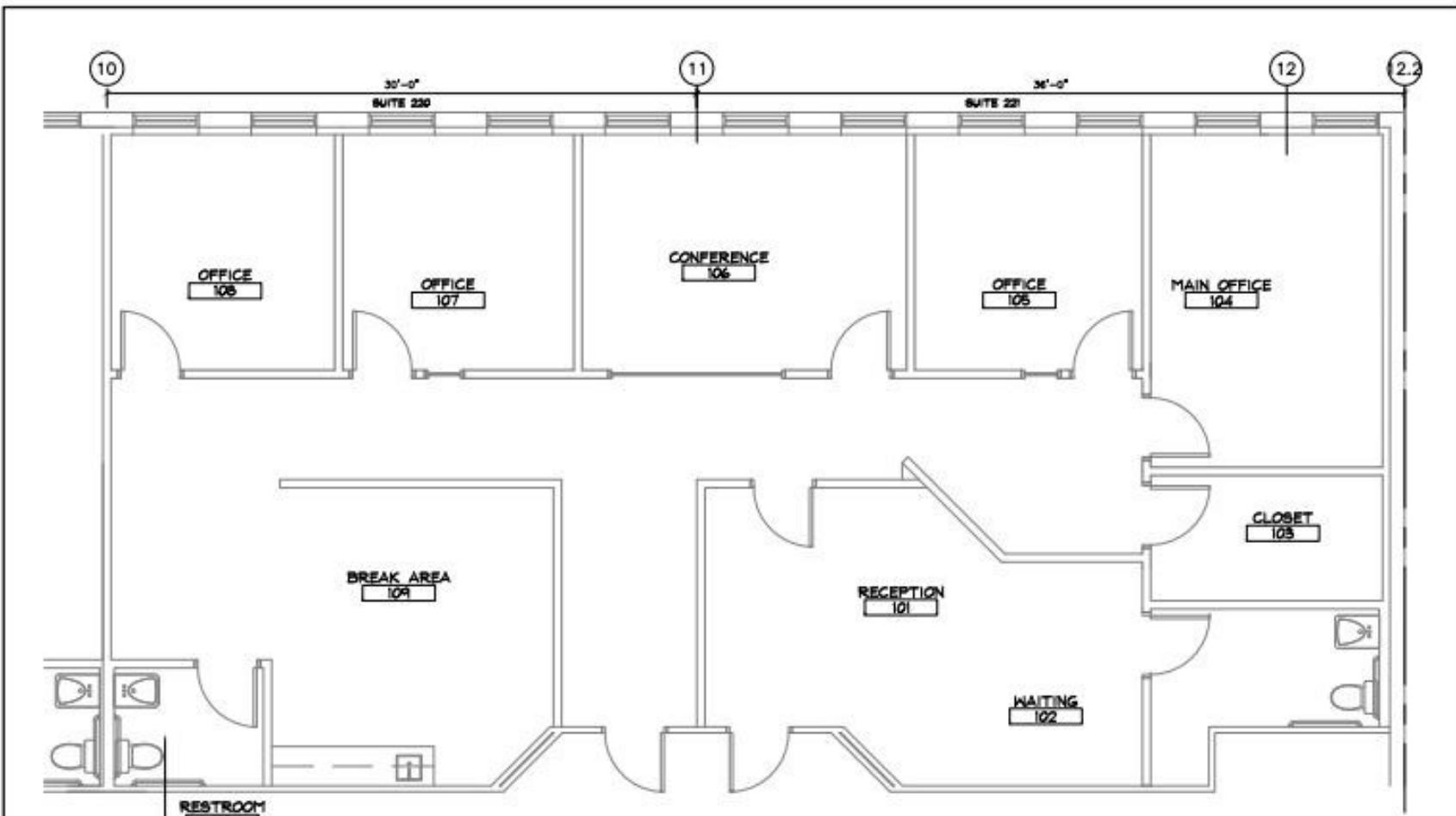
# NEIGHBORHOOD AERIAL MAP



# 218 FLOOR PLAN



# 220-221 FLOOR PLAN



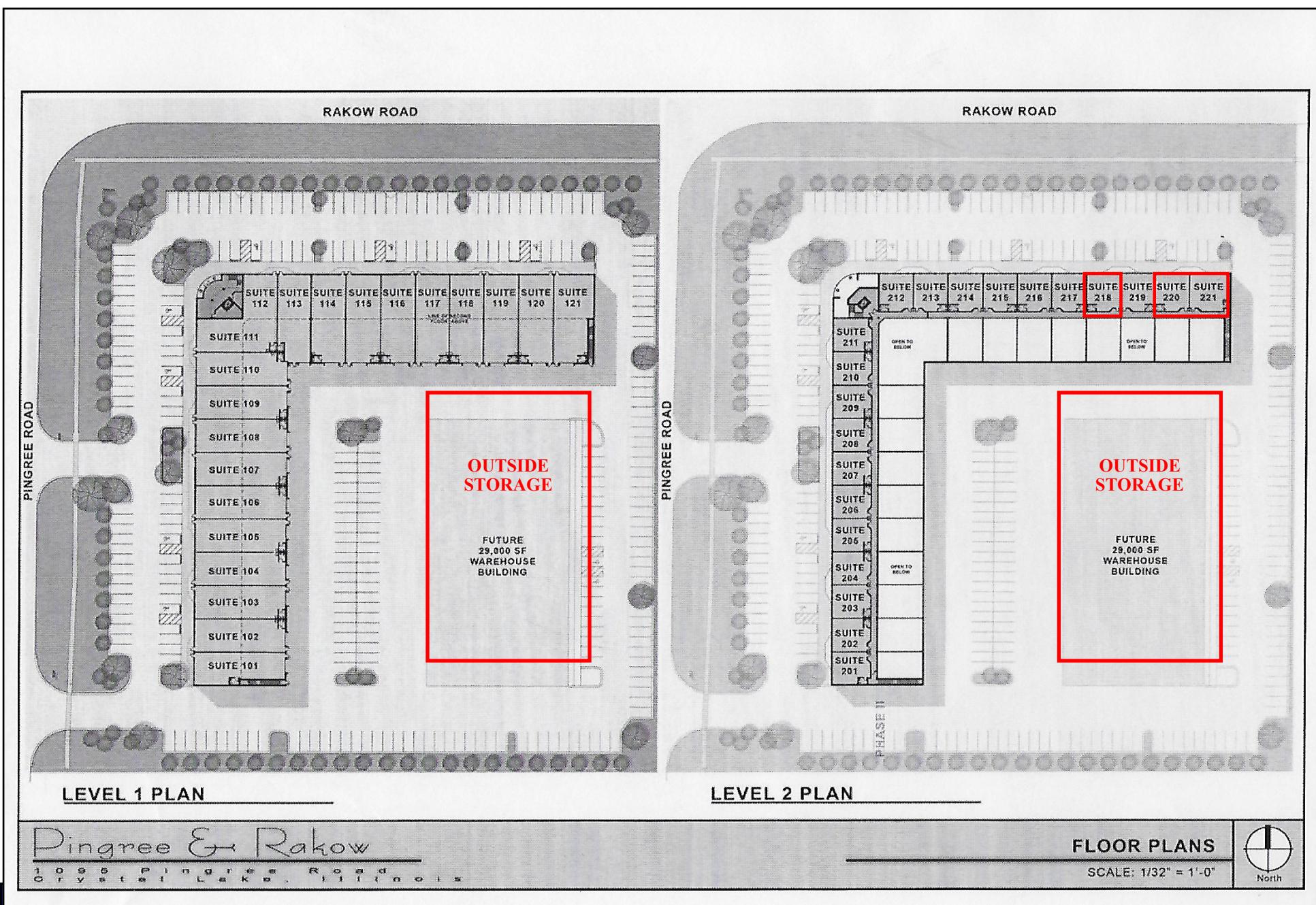
1095 PINGREE ROAD  
CRYSTAL LAKE, IL 60014  
847-854-0800

SPACE PLAN SUITE 220-221

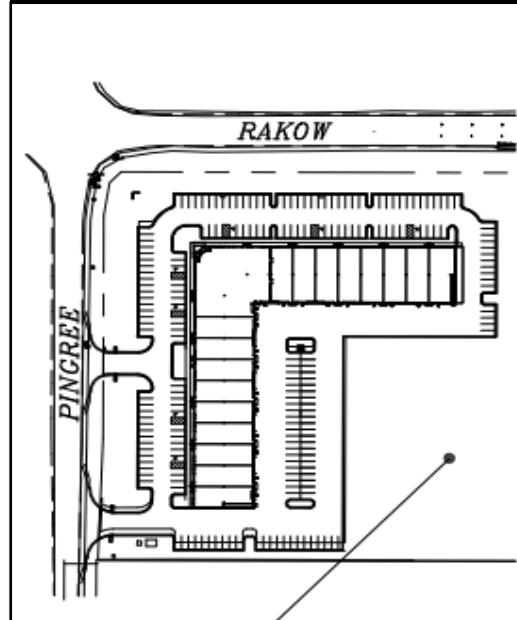
REVISED 11-19-24



# BUILDING LEASING PLAN



# OUTSIDE STORAGE

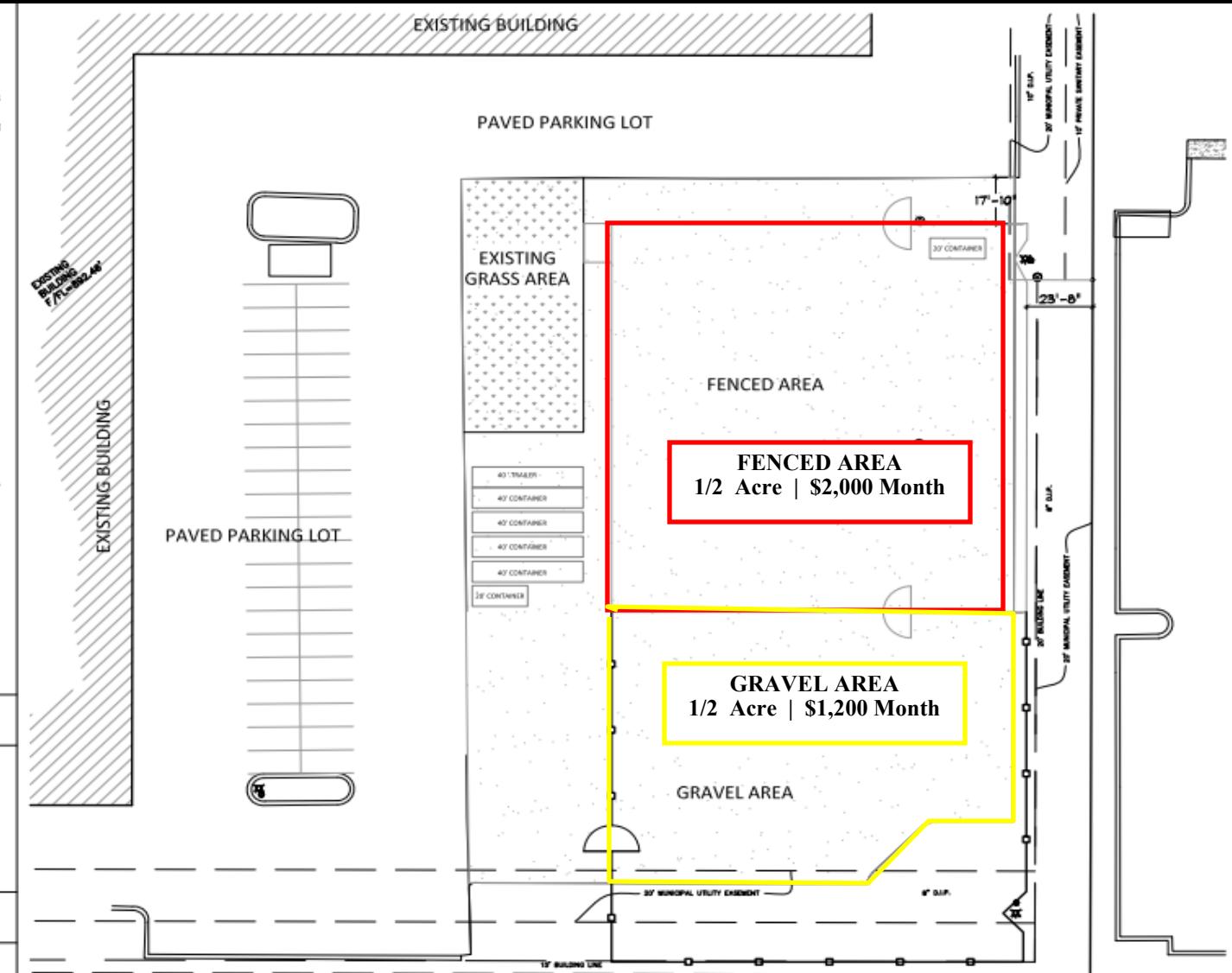


KEY PLAN

1095 PINGREE RD.  
FENCED STORAGE AREA

 **PINGREE  
RAKOW**

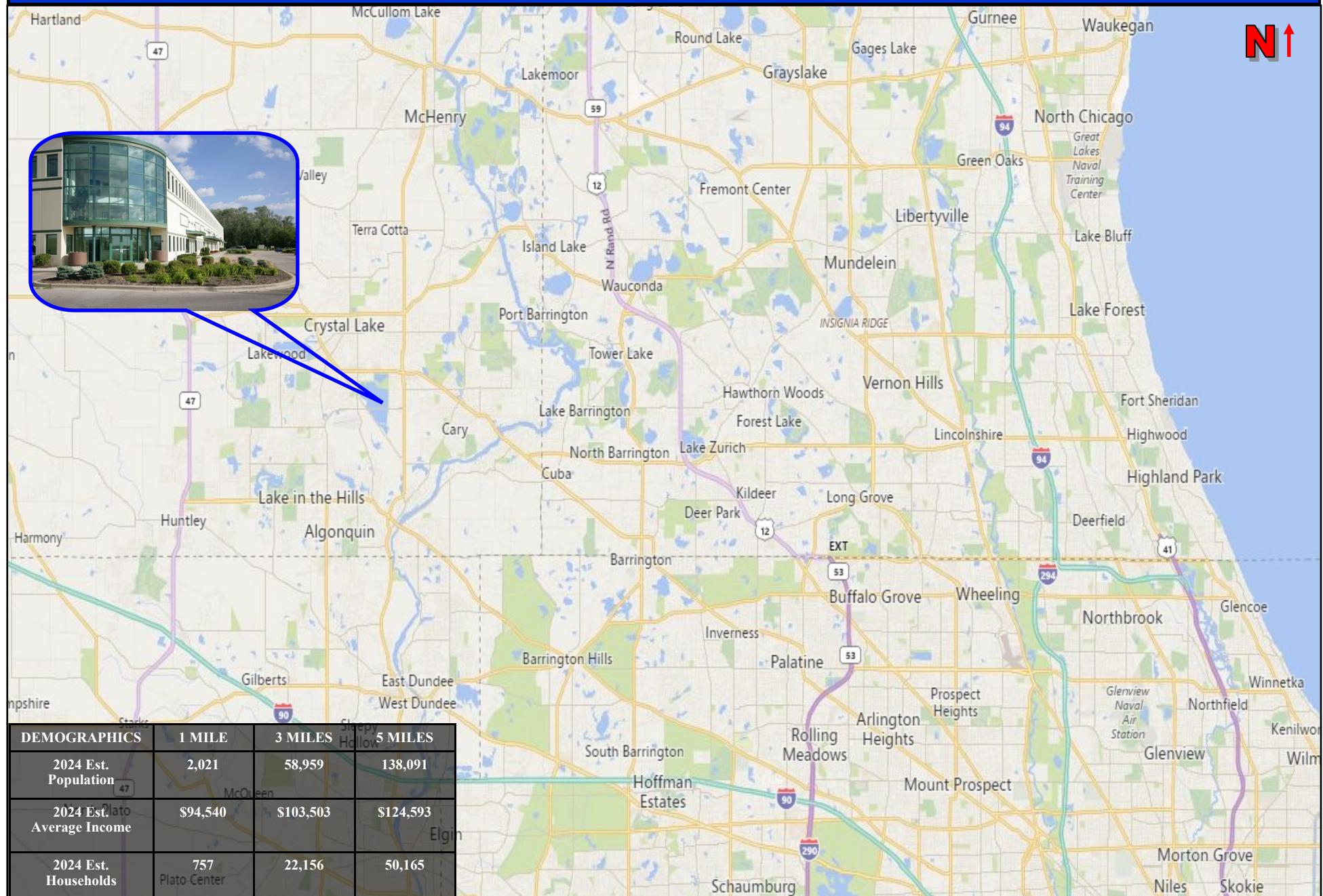
1095 PINGREE ROAD, SUITE 300  
CRYSTAL LAKE, IL 60614  
847-854-0800



STORAGE AREA PLAN

1-08-19

# STREET MAP & DEMOGRAPHICS



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