

FOR SALE or LEASE
HCP Spec 8
98,910 SF (Divisible)

13301 Hennig Road
Huntley, IL



FEATURES:

- Proposed new construction in Huntley Corporate Park
- Potential for 45-65 trailer parking positions or up to 30 truck docks (1 dock per 3,500 SF)
- New construction with 32' ceilings and office to suit
- Located at full 4-way interchange of I-90 & Route 47
- I-90 exposure with over 48,000 vehicles per day traffic count
- Located in Foreign Trade Zone 176



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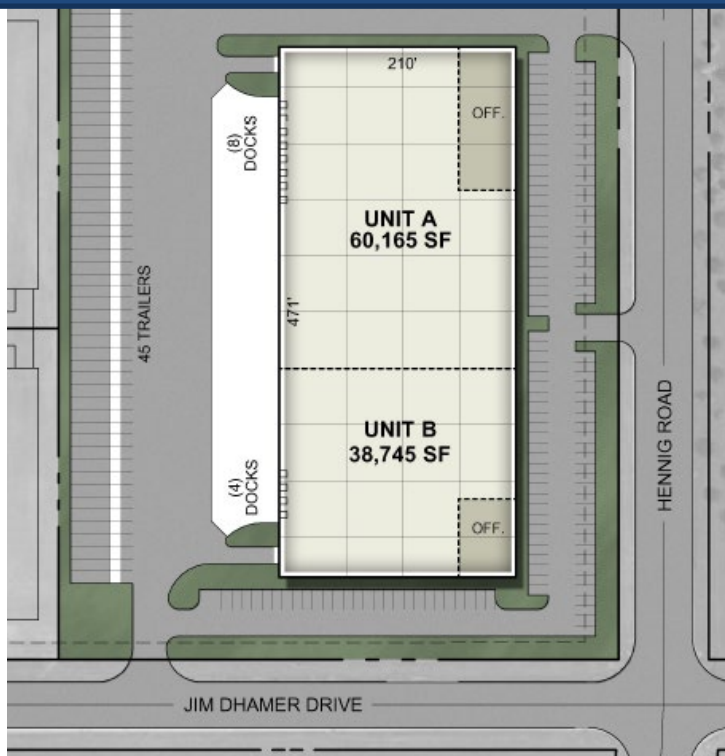
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PROPERTY SPECIFICATIONS:

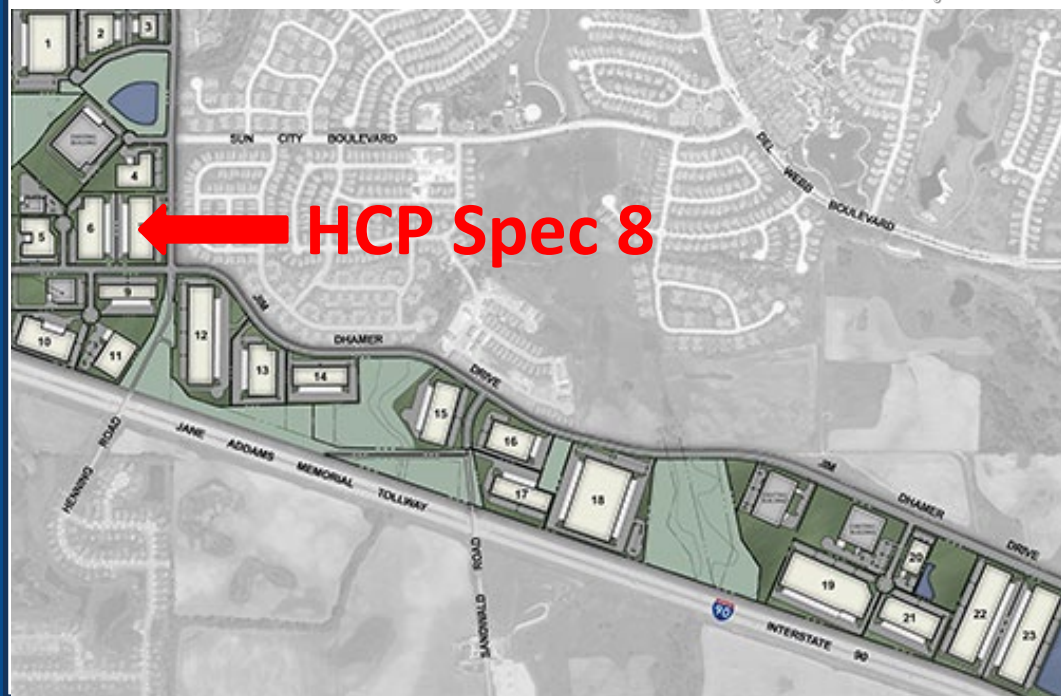
- Total Available SF: 30,000 - 98,910 SF
- Office SF: 5% or to suit
- Land Size: 6.7 acres
- Ceiling Height: 32'
- Parking: ~130 cars (expandable)
- Loading: 12 Exterior docks (expandable)
2 DID's (expandable)
- Trailer Parking: 45-65 positions
- Power: 1600 amps @ 480 volts (or to suit)
- Sprinkler: ESRF
- Bay Sizes: 50' x 50'
- Zoning: Business Park (BP)
- Real Estate Taxes: \$1.50 PSF (estimated)
- CAM: \$0.75 PSF (estimated)
- Lease Rate: Subject to Offer
- Sale Price: Subject to Offer



www.huntleycorporatemark.com

AT THE CROSSROADS OF
INTERSTATE 90 & ROUTE 47

located between two of the largest cities in Illinois:
Chicago and Rockford



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