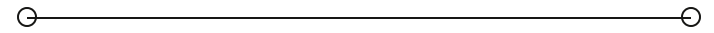


SALE / LEASE

Owner Occupier Opportunity or For Lease

1627- 1635 OAK DRIVE

McHenry, IL 60050



PRESENTED BY:

JOHN JOYCE, CCIM SIOR

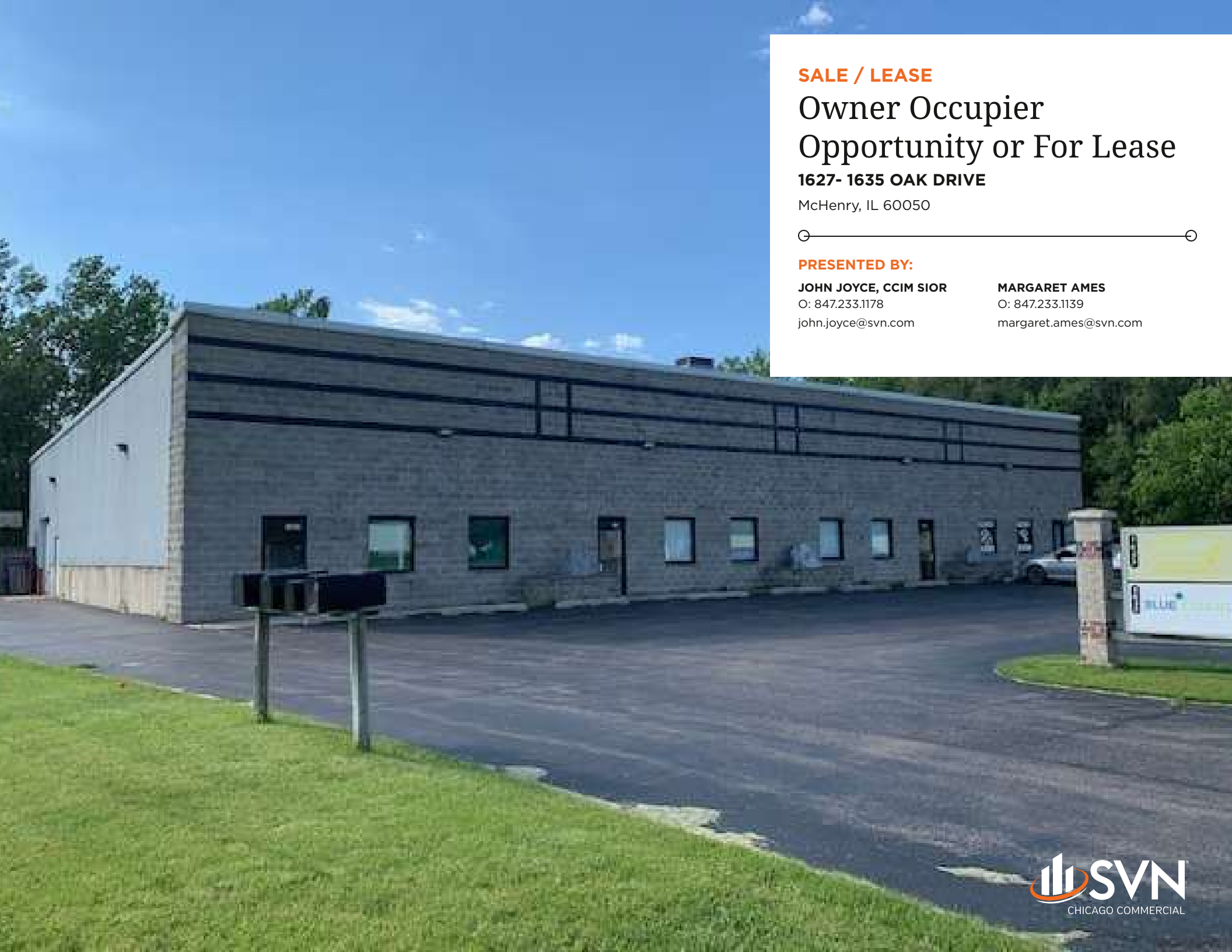
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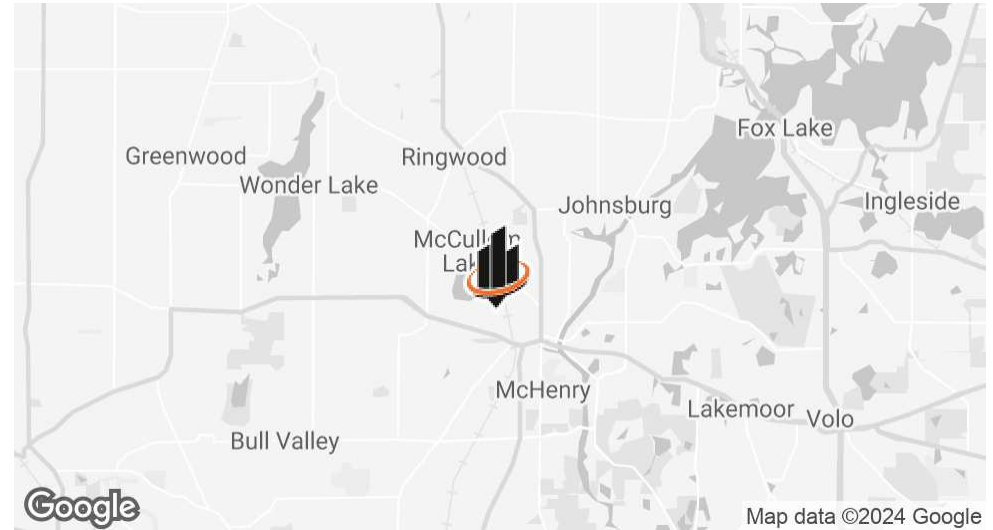
MARGARET AMES

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$890,000/ \$82.40 PSF
LEASE RATE:	\$10.50 SF/month (MG)
AVAILABLE SF:	2,720 SF
BUILDING SIZE:	10,800 SF
LOT SIZE:	0.8 Acres
CLEAR HEIGHT:	21'
POWER:	200 AMPS
LOADING:	1 Drive-In-Door (10'x10')

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PROPERTY DESCRIPTION

Presenting 1627-35 Oak Drive, an exceptional investment opportunity in McHenry, IL. This industrial property features four units, each equipped with a drive-in door and a generous 21-foot clear height, ideal for a variety of industrial and warehousing needs. The building is well-maintained and located in a prime industrial area, offering convenient access to major highways, making it an attractive option for tenants.

Each unit provides ample space and versatility, making this property highly functional for a wide range of industrial users. Whether you're an investor seeking a solid addition to your portfolio or a business looking for a strategic location, 1627-35 Oak Drive offers quality, flexibility, and income-generating potential.

This property is owned by a Licensed Illinois Commercial Real Estate Broker.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE: MG

LEASE TERM: Negotiable

TOTAL SPACE: 2,720 SF

LEASE RATE: \$10.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1635	Available	2,720 SF	Modified Gross	\$10.50 SF/month	-

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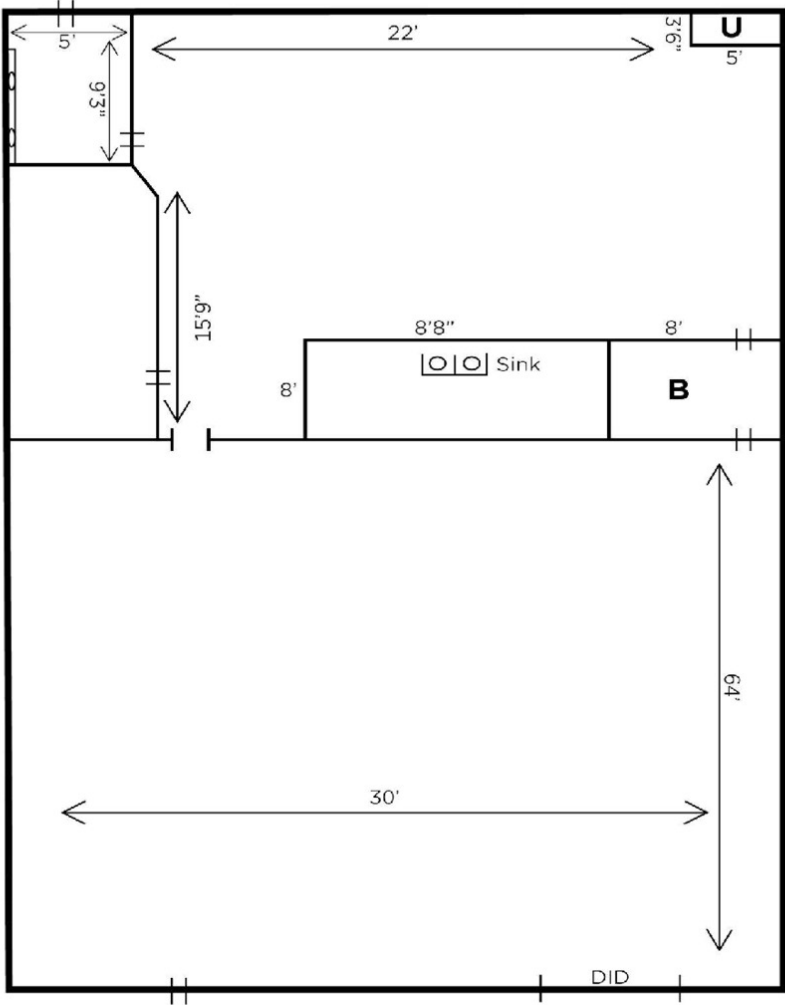
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FLOOR PLAN

1635 OAK DRIVE | MCHENRY, IL



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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

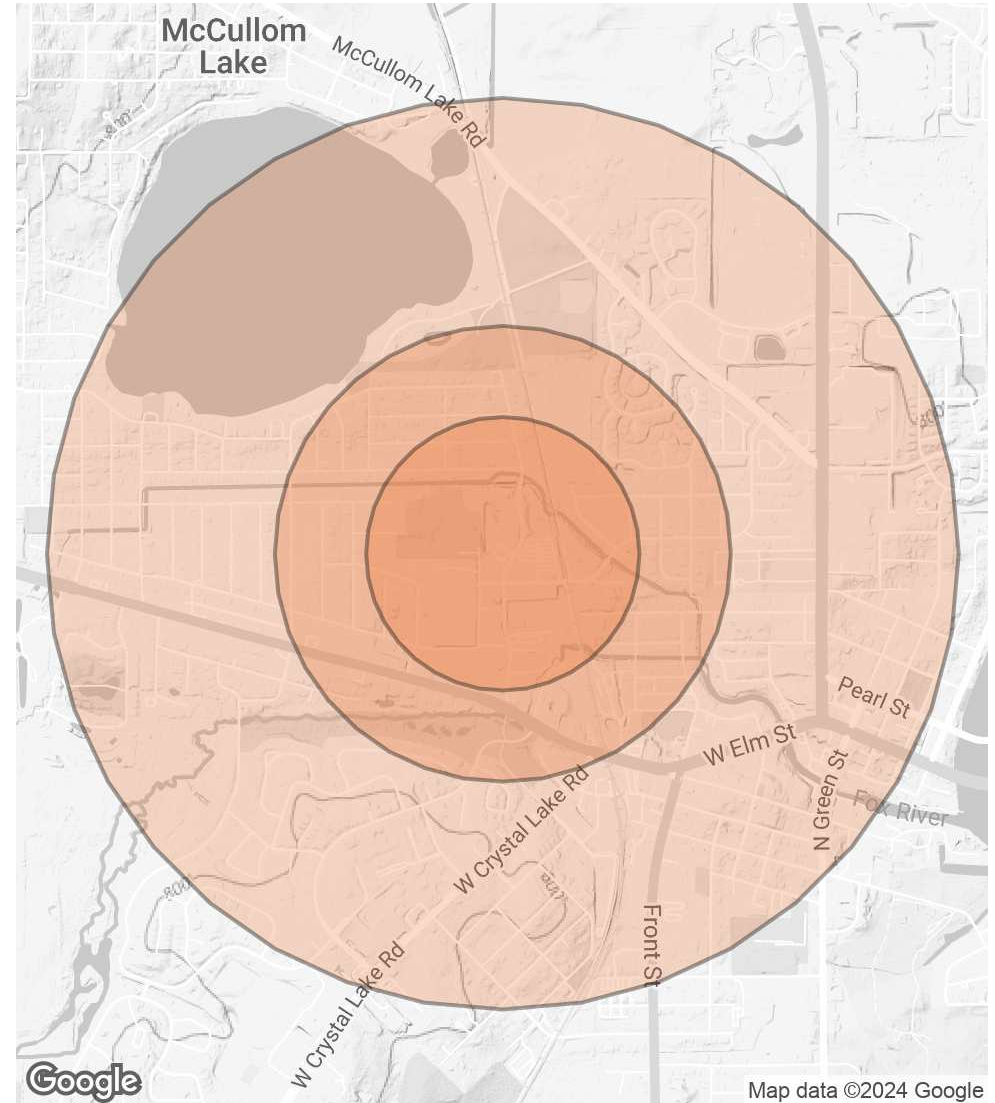
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	596	2,463	8,316
AVERAGE AGE	39	39	41
AVERAGE AGE (MALE)	38	38	39
AVERAGE AGE (FEMALE)	40	40	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	236	971	3,440
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$102,414	\$99,144	\$93,644
AVERAGE HOUSE VALUE	\$220,119	\$226,630	\$233,688

Demographics data derived from AlphaMap



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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