

12007 N SMITH DRIVE

HUNTLEY, IL



RATE: SUBJECT TO OFFER

AVAILABLE: 12/1/22

TERM: 3/31/2026

75,000 SF
AVAILABLE FOR SUBLEASE

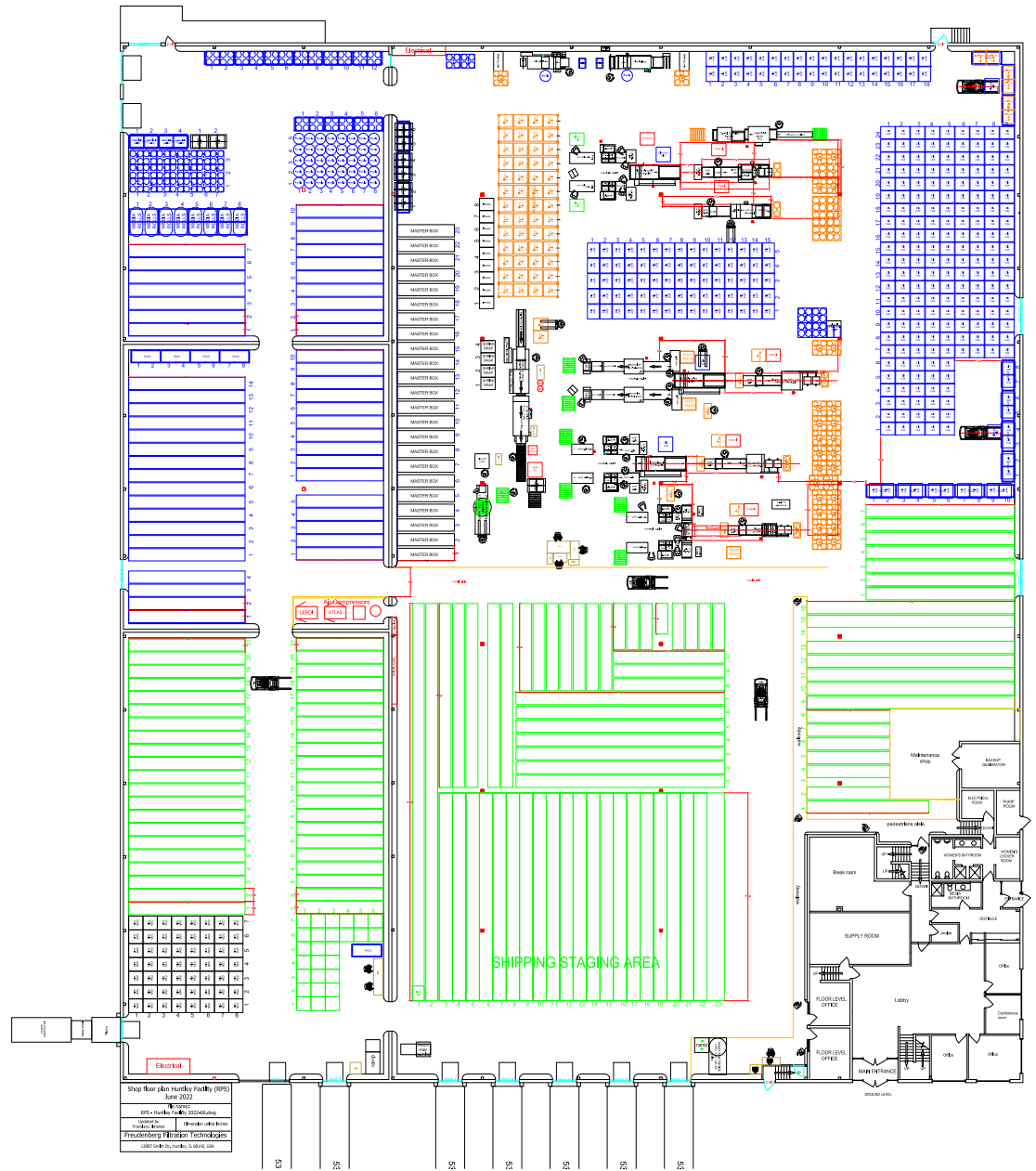
PROPERTY OVERVIEW

PROPERTY FEATURES

Space Available:	75,000 SF
Office Size:	7,500 SF (2-Story)
Site Size:	8.20 Acres
Ceiling Height:	22'
Loading:	Exterior Docks: 8 Drive-In Doors: 2 Rail Dock
Sprinkler:	Wet
Parking:	60 Car Stalls (Expandable)
Power:	2,800 Amps, 480 Volts (Expandable)
Lighting:	LED
Real Estate Taxes:	\$0.85 PSF
Sublease:	Subject to Offer

PROPERTY HIGHLIGHTS

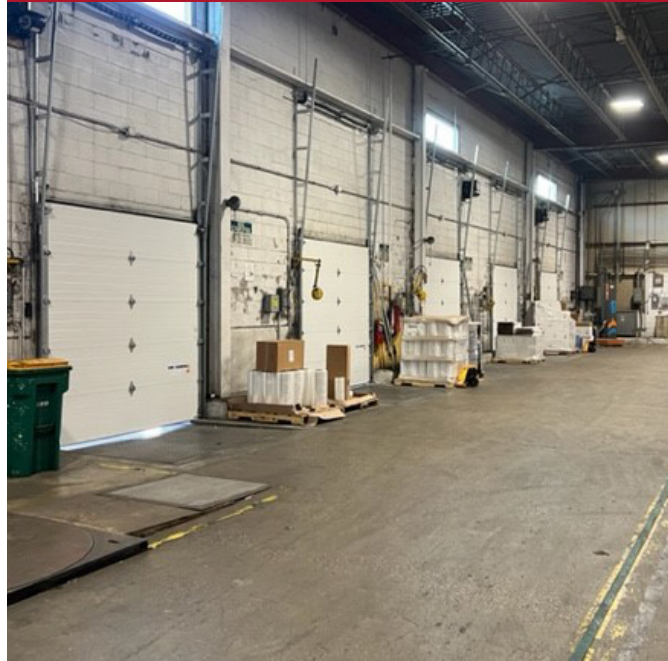
- Large Landsite for Additional Truck/Car Parking or Outdoor Storage
- Access to I-90 off of Route 47
- Low McHenry County Taxes
- Manufacturing Amenities and Floor Drains
- Potential Rail Served Facility



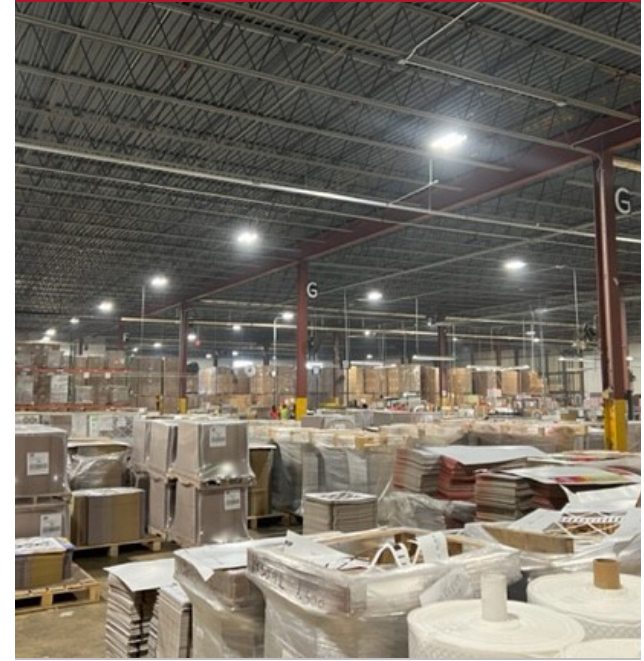
INTERIOR WAREHOUSE



INTERIOR DOCK AREA



INTERIOR WAREHOUSE



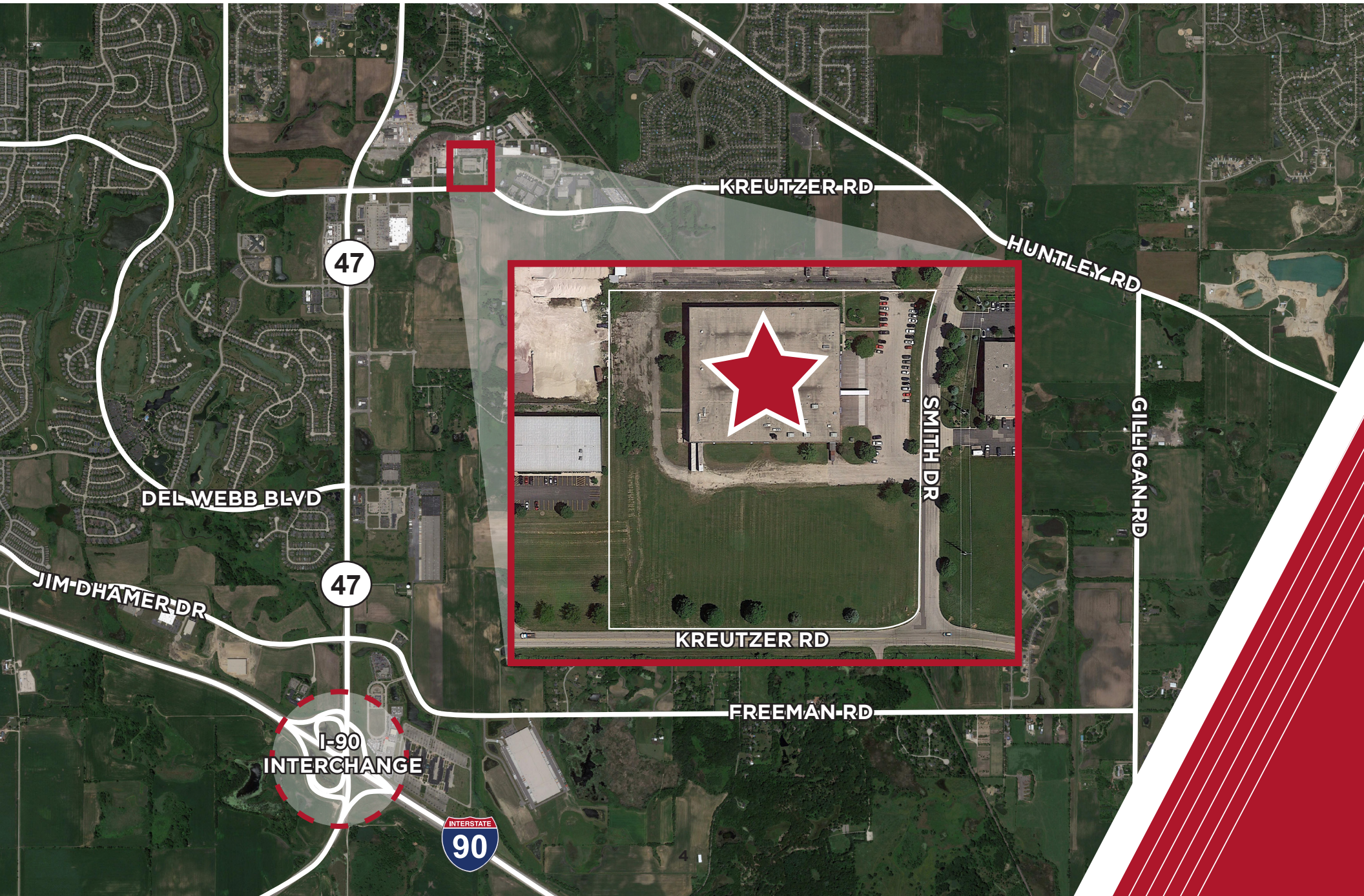
2ND STORY OFFICE



INTERIOR OFFICE



AERIAL MAP



KREUTZER RD

HUNTLEY RD

GIFFIGAN RD

SMITH DR

KREUTZER RD

FREEMAN RD

DEL WEBB BLVD

JIM DHAMER DR

47

47

I-90
INTERCHANGE

INTERSTATE
90

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