

NOW AVAILABLE OFFICE/WAREHOUSE SPACE

14351 Weber Drive - Huntley IL 60142

ICG

32' clear / Heavy Dock / Trailer Stall Ratio

 **EXPOSURE
/SIGNAGE
OPPORTUNITIES**



SUITE A

+/-23,000 - 35,000 SF

SUITE B

+/-20,980 - 29,092 SF

AVAILABLE SPACE



PROPERTY HIGHLIGHTS

- Immediate proximity to Full I-90 Interchange at Rt 47
- On site Fueling/Scale/Repairs Available
- High-image design
- Fully gated/secured site
- Short and long term leases considered
- Cross dock configuration available
- 20,000 - 35,000 sf of single or cross docked space available
- Flexible facility design and zoning to accommodate various operations
- Dedicated Truck and Trailer Parking Available individually or in quantities

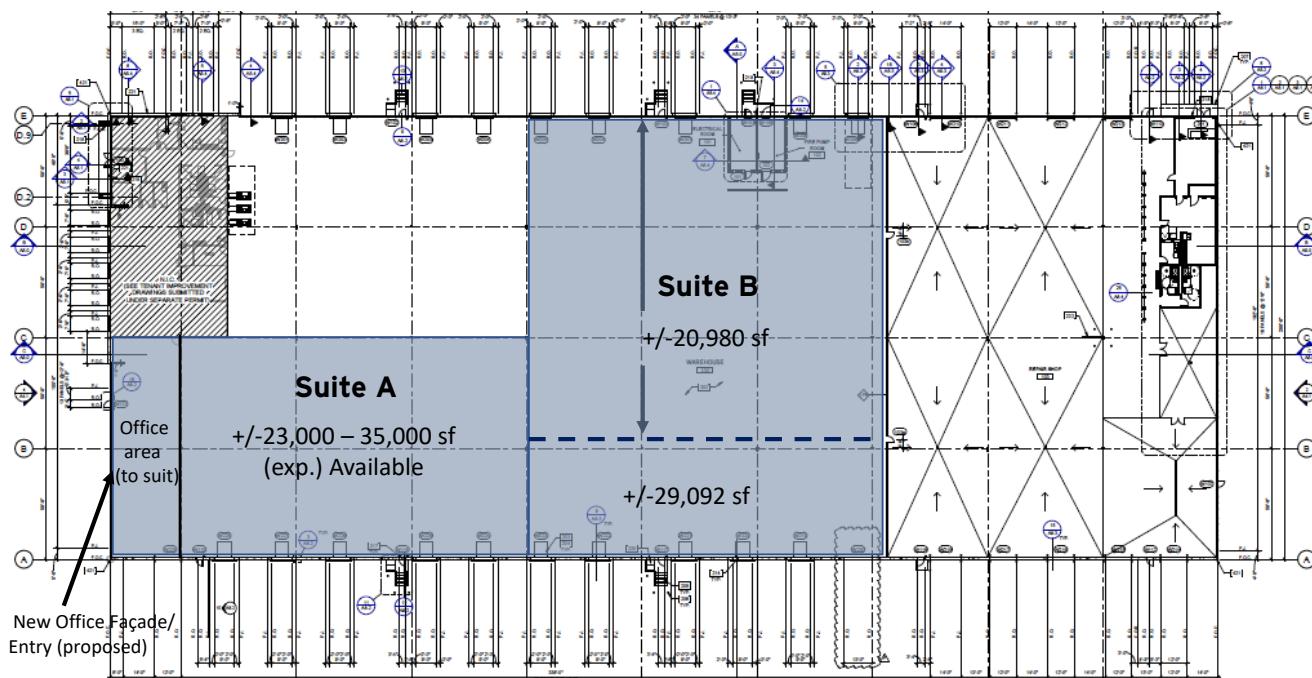
MICHAEL HAWRYLUK

Managing Broker

847.736.3040 | mhawryluk@icgchicago.com

OFFICE/WAREHOUSE SPACE NOW AVAILABLE

14351 Weber Drive, Huntley IL 60142



BUILDING SPECS

Building Size:	100,000 sf
Office:	To suit (Suites A and B)
Available:	Suite A: +/- 23,000 - 35,000 sf Suite B: 20,980 - 29,092 sf
Truck Docks:	Suite A: 5 (exp) Suite B: 5-10 ext docks, 1 DID available
Auto Parking:	To Suit
Trailer Parking:	Suite A: 7 (at building) 1-40 (in paved yard) Suite B: 7-14 (at building) 1-40 (in paved yard)

Ceiling Clearance: 32'

Typical Bay Size: 52' x 52'

Sprinklers: ESFR

Pricing: Subject to Offer

Comments:

- Fully secured/paved site
- Flexible size/terms available
- Truck Repair Bays on site
- New office façade/entry to be constructed



MICHAEL HAWRYLUK, Managing Broker | 847.736.3040 | mhawryluk@icgchicago.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

OFFICE/WAREHOUSE SPACE NOW AVAILABLE

14351 Weber Drive, Huntley IL 60142

ICG



MICHAEL HAWRYLUK, Managing Broker | 847.736.3040 | mhawryluk@icgchicago.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

OFFICE/WAREHOUSE SPACE NOW AVAILABLE

14351 Weber Drive, Huntley IL 60142

ICG



STRATEGIC CENTRAL CHICAGOLAND
LOCATION TO SERVICE ALL MAJOR
CORRIDORS WITHOUT CONGESTION

EXTENSIVE LEVELS OF LABOR
WITHIN IMMEDIATE PROXIMITY

30
MILES
TO I-39

39
MILES
TO ROCKFORD
INT'L AIRPORT

8+
MILLION
POPULATION WITHIN
40 MILES

80+
MILLION
POPULATION
WITHIN 1 DAY
DELIVERY AREA

UP TO 15% LOWER
WAGES THAN
SURROUNDING
COUNTIES

40% OF LOCAL
SKILLED LABOR
HOLDS A COLLEGE
DEGREE

9
MAJOR
EXPRESSWAYS
WITHIN 35 MILES

MICHAEL HAWRYLUK, Managing Broker | 847.736.3040 | mhawryluk@icgchicago.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.