

RETAIL / OFFICE

10 & 40-60 W. Terra Cotta Ave Crystal Lake IL

FOR LEASE



PROPERTY HIGHLIGHTS

- High Profile Commercial Building Situated Among Major Thoroughfares of Crystal Lake
- Signalized Intersection | Dedicated Turn Lane | Excellent Visibility on Walkup Ave & IL 176
- Reputable Co-Tenancies in Strip Center | Many Retailers & Restaurants Nearby
- Hard Corner Outlot For Sale—Subject to Offer

PROPERTY SPECIFICATIONS

OFFERING :	For Lease
FOR SALE:	Subject to offer
	.85 AC Vacant Lot
LEASE RATE :	\$14 NNN
CAM:	\$8.00
SIZE:	60-F : 1,100 SF 60-D: 2,880 SF
AGE:	1988
DIVISIBLE:	Yes
ACRES:	3.34 (2 Parcels)
ZONING:	O-PUD
UTILITIES:	Tenant's Responsibility
PARKING:	Shared Lot 115 Spaces
SIGNAGE:	Wall

Offered By:

Tim Billimack & Nicole Kirchberg

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BLUE CHIP COMMERCIAL REAL ESTATE 101 N MAIN ST, SUITE 15 CRYSTAL LAKE, IL

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