

11956C, 11962F, 11976I, 11978J Oak Creek Pkwy
Huntley, IL 60142

For Sale & Lease

MLS # (C) 12608608 (F) 12617720 (I) 12617736 (J) 12617753

INDUSTRIAL



INDUSTRIAL 3,410 - 20,384 SF

PRICE REDUCED
SALE: \$100 PSF LEASE: \$10 SF/YR MOD. GROSS

HUNTLEY GATEWAY COMMONS

Contiguous Industrial Condo Units | For Sale or Lease

Four (4) industrial condo units available in Huntley Gateway Commons. Units are contiguous and can be combined, totaling 20,384 SF, offering flexibility for a wide range of SF available.

Unit Breakdown - PRICE REDUCED

- **11956 Unit C:** 6,437 SF= \$643,700 or \$10 PSF Modified Gross*
 - **11962 Unit F:** 7,122 SF= \$712,200 or \$10 PSF Modified Gross*
 - **11976 Unit I:** 3,410 SF= \$341,000 or \$10 PSF Modified Gross*
 - **11978 Unit J:** 3,415 SF=\$341,500 or \$10 PSF Modified Gross*
- *(Tenant responsible for increases in CAM & real estate taxes)

Property Highlights

- Contiguous units – combine for SF Flexibility
- 18'-24' ceiling height
- Common dock access
- Units C & D have 14' x 16' drive-in doors
- Office buildout in C=1,200 SF F=1,500 SF I= 0 SF J=640 SF
- Mezzanine areas above office in Unit C & Unit F
- Condo association with common parking & shared loading
- Ideal for warehouse, distribution, or light manufacturing.

Why Huntley Gateway Commons?

- Strong growth corridor
- Easy access to major transportation routes (RT 14 & I-90)
- Professionally managed industrial environment

Building Size:	20,384 SF
Year Built:	2000
Office Size:	Varies per Condo
HVAC System:	GFA / AC in Office Areas
Electrical:	Varies per Unit
Washrooms:	Varies per Unit
Ceiling Height:	18-24'
Parking:	Common
DID's:	11956C(1), 11962F(1)
Dock:	Yes Common
Sewer/Water:	City/City
Zoning:	BP
Taxes:	C:\$17,875.44/ F:\$19,746.60 / I:\$9,927.76 / J:\$9,464.98
Assoc. per month:	C:\$477.41/ F:\$528.22 / I:\$252.91 / J:\$253.28
PIN #:	02-09-101-046(C) -048(F) -057(I) - 058(J)

CLICK HERE TO VIEW OUR WEBSITE

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

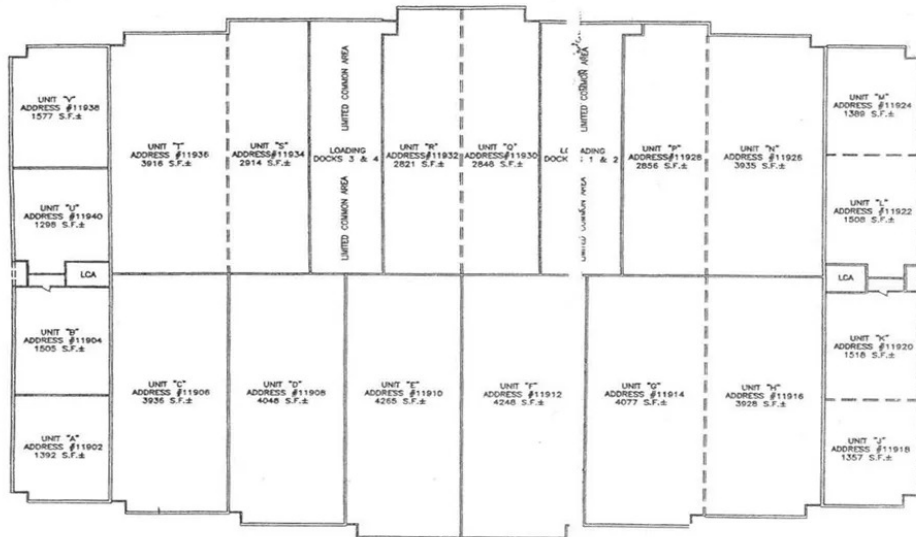
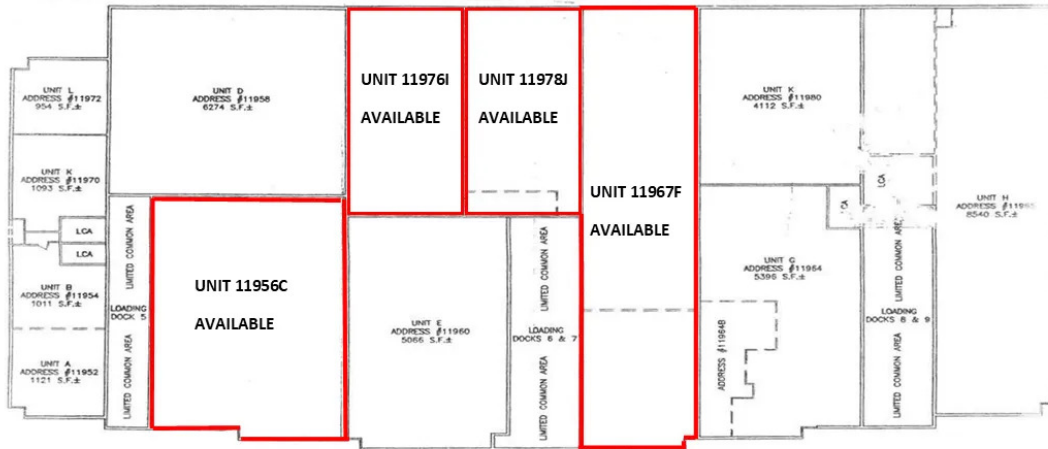


Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

Austin Schweitzer
Associate Broker
AustinS@PremierCommercialRealty.com
O: 847.854.2300 x16 C: 815.236.9972

INDUSTRIAL

BACK BUILDING



FRONT BUILDING

[CLICK HERE TO VIEW OUR WEBSITE](#)

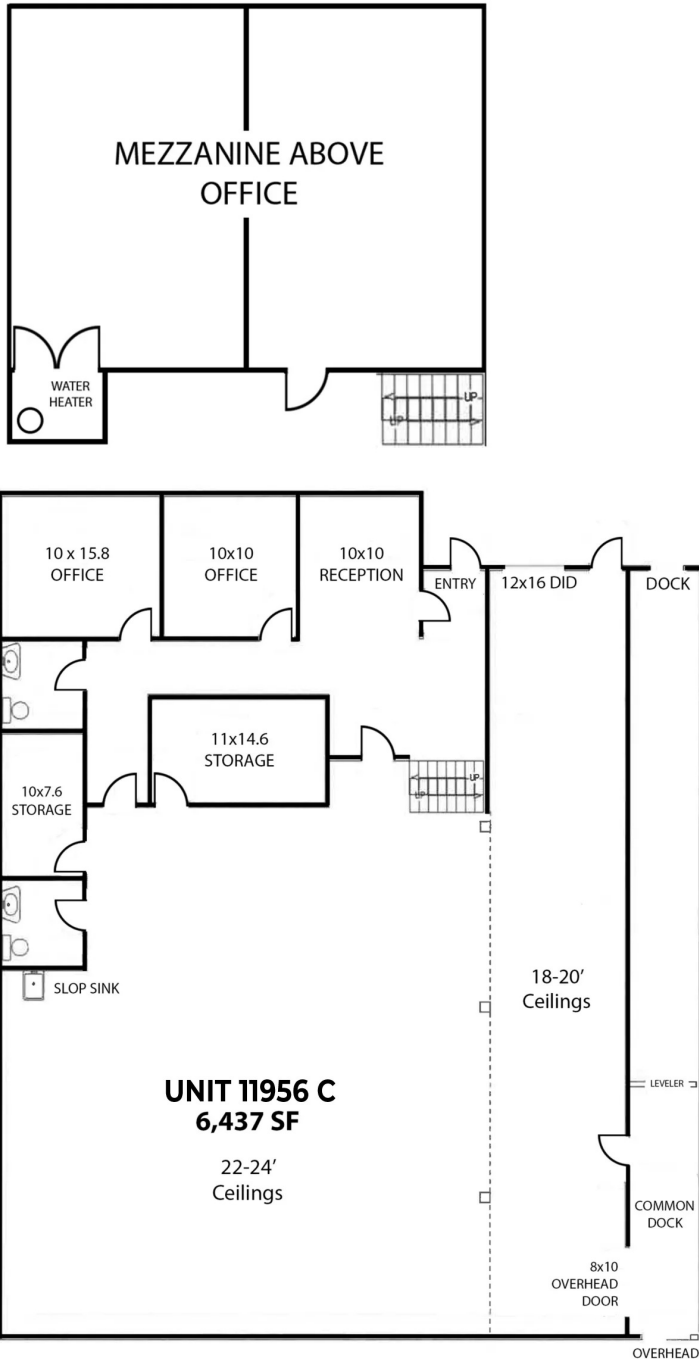
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

Austin Schweitzer
Associate Broker
AustinS@PremierCommercialRealty.com
O: 847.854.2300 x16 C: 815.236.9972

INDUSTRIAL



Unit 11956 C

6,437 SF

\$643,700 or \$10 PSF Modified Gross*

- * Tenant responsible for increases in CAM & Real Estate Taxes
- * Monthly Association Fee: \$477.41

[CLICK HERE TO VIEW OUR WEBSITE](#)

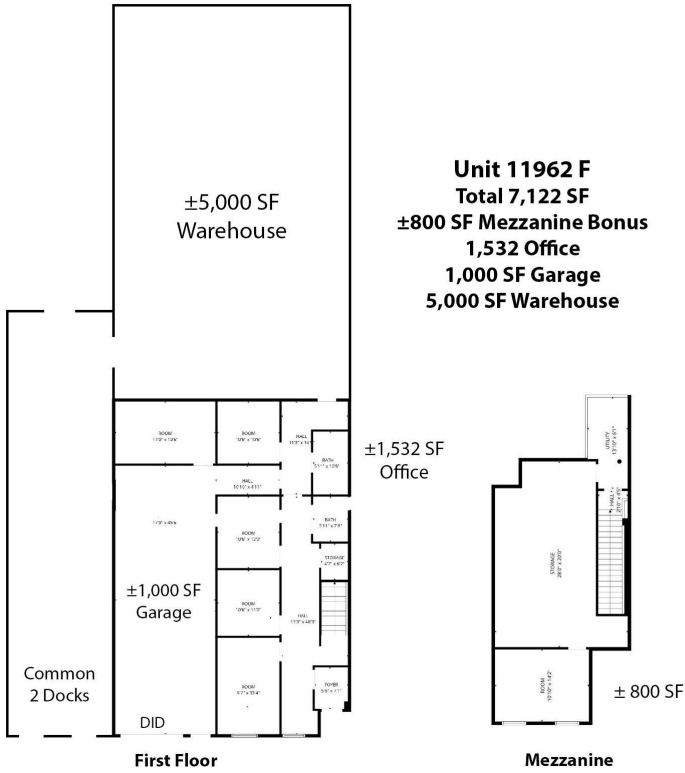
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

Austin Schweitzer
Associate Broker
AustinS@PremierCommercialRealty.com
O: 847.854.2300 x16 C: 815.236.9972

INDUSTRIAL



Unit 11962 F

7,122 SF

\$712,200 or \$10 PSF Modified Gross*

- * Tenant responsible for increases in CAM & Real Estate Taxes
- * Monthly Association Fee: \$528.22

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



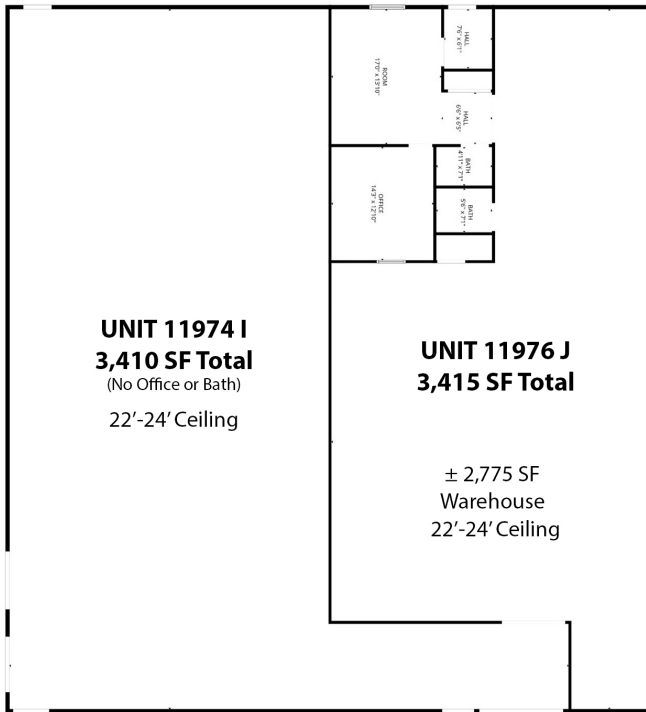
Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

Austin Schweitzer
Associate Broker
AustinS@PremierCommercialRealty.com
O: 847.854.2300 x16 C: 815.236.9972

INDUSTRIAL



± 640 SF
Office



Unit 11976 I

3,415 SF

\$341,000 or \$10 PSF Modified Gross*

- * Tenant responsible for increases in CAM & Real Estate Taxes
- * Monthly Association Fee: \$252.91



Unit 11978 J

3,415 SF

\$341,500 or \$10 PSF Modified Gross*

- * Tenant responsible for increases in CAM & Real Estate Taxes
- * Monthly Association Fee: \$253.28

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

Austin Schweitzer
Associate Broker
AustinS@PremierCommercialRealty.com
O: 847.854.2300 x16 C: 815.236.9972