

# 4610 PRIME PARKWAY

FOR LEASE | MCHENRY, IL

**FORTINO**  
REAL ESTATE GROUP



## BUILDING SUMMARY

**Property Address:** 4610 Prime Pkwy, McHenry, IL 60050

**Building Size:** 56,254

**Year Built:** 1992

**Potential Outdoor Storage:** 0.65 AC

**Sprinklers:** Yes

**HVAC System:** Yes

**PIN:** 14-10-251-001

## SUITE 1 LEASE SUMMARY

**Total Suite Size:** 8,000 SF

**Lease Type:** Modified Gross

**Suite Type:** Office

**Rental Rate:** \$8.00/SF Base + Est. CAM \$1.75/SF

**Potential Outdoor Storage:** 0.65 AC

**Offices:** 12

**Bonus Conference Room:** 1

**Bathroom:** 2

## OUTDOOR PARKING LEASE SUMMARY

**Lot Size:** 0.57 AC

**Trailer Parking Spaces:** 24

**Lease Type:** Gross

**Rental Rate:** \$3,600/Month



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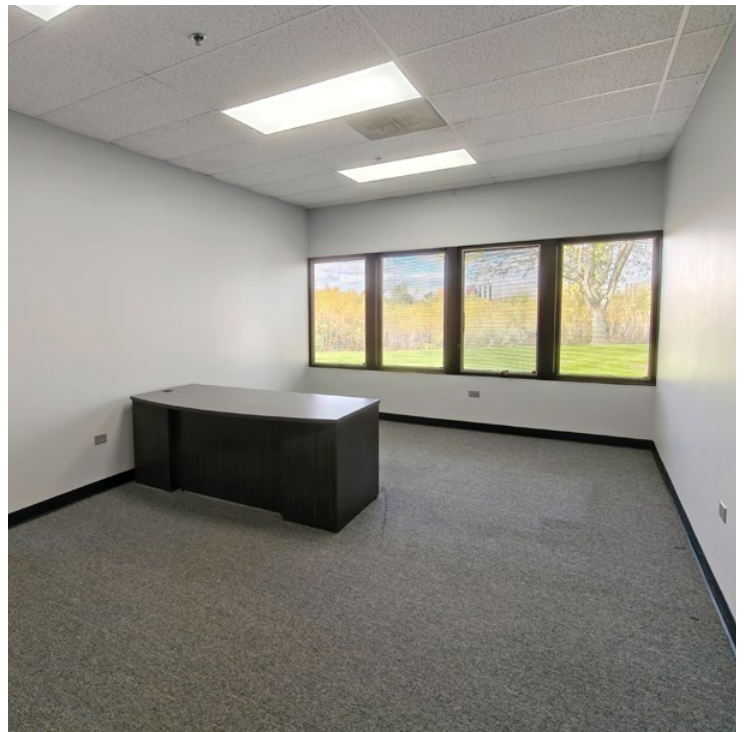




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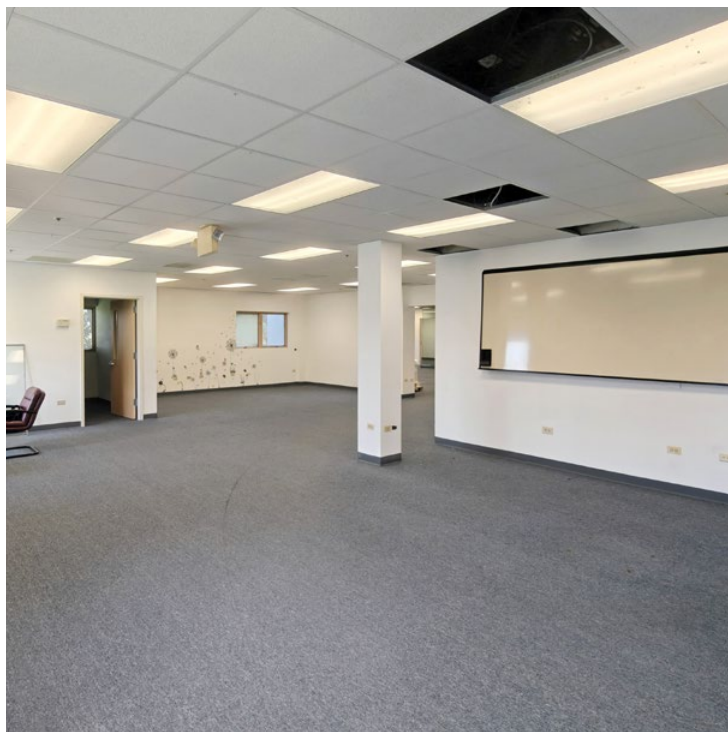
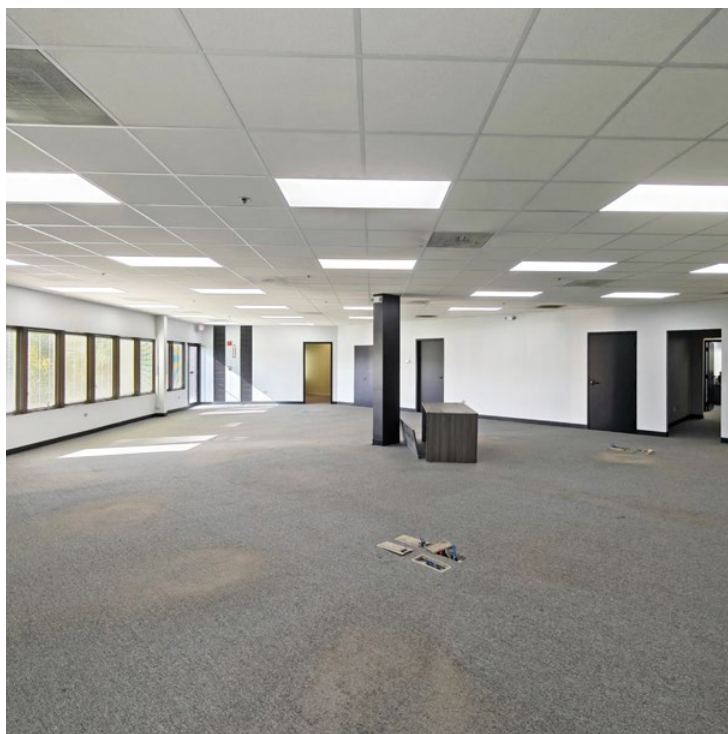
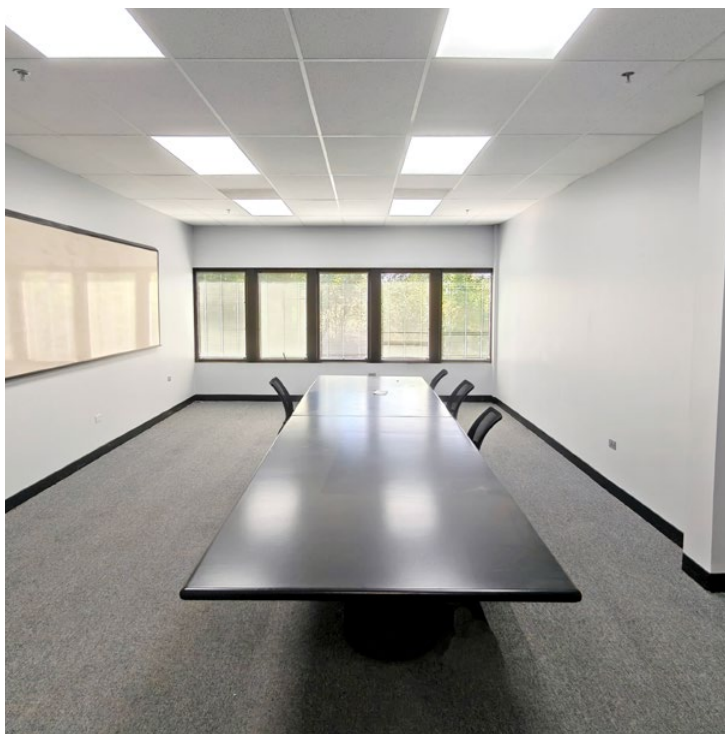
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## LOCATION OVERVIEW

McHenry, Illinois, is a growing community located in McHenry County, approximately 55 miles northwest of Chicago. The area features a balanced mix of commercial, industrial, and residential development, supported by a strong local workforce and business-friendly environment. Prime Parkway offers convenient access to major routes, including IL-31, IL-120, and US-12, providing seamless connectivity to I-90 and neighboring markets. This location is ideal for businesses seeking office space with the added advantage of outdoor parking or truck storage options.

## McHenry County Demos



**315,959**

County Population



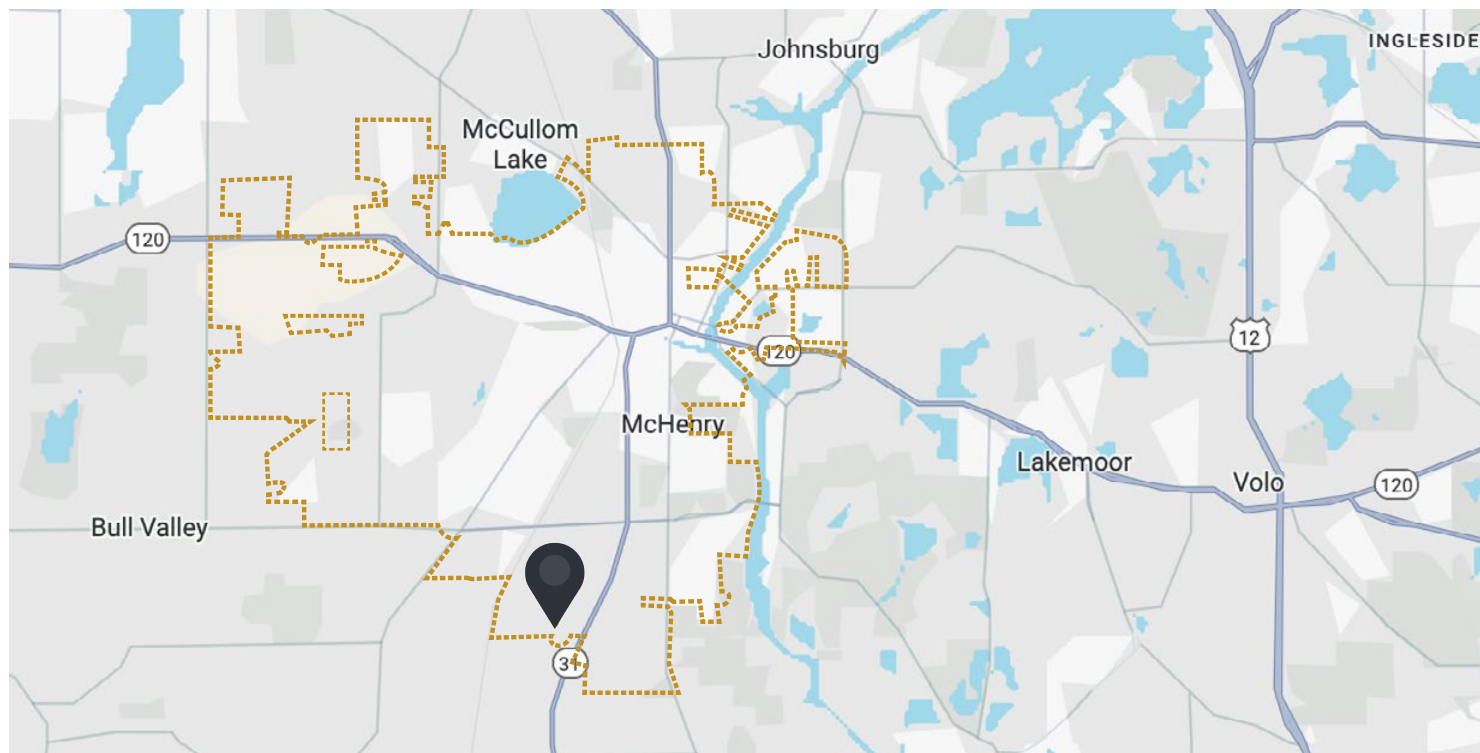
**41.1**

Median Age



**\$128,231**

Average Household Income



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**OFFICE SUITE + OUTDOOR PARKING / POTENTIAL STORAGE FOR LEASE**

## LEAD INVESTMENT ADVISORS

### ADAM FORTINO

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