

13700 IL Route 47, Huntley, IL

Available: 27,588 – 45,000+/-SF



**Delivery: July 2026**

FOR LEASE: New Construction +/-45,000 SF (Divisible) Maintenance/Parking Facility

BUILDING SIZE: +/- 119,411 SF

AVAILABLE: 27,588 – +/-45,000 SF

OFFICE: 5% To-Suit

SITE SIZE: 13.94 Acres

YEAR BUILT: 2026

LOADING: 8 Docks  
4 DID/Maintenance Bays

CLEAR HEIGHT: 32'

POWER: (2) 400 Amps/480 Volts 3 Phase

TRAILER PARKING: +/- 100 Stalls

CAR PARKING: 98 Car Stalls

**LEASE RATE: Subject to Offer**

### Site Highlights

- High Image/Exposure opportunity on IL Rt. 47
- Closest Location to I.90/RT 47 Interchange
- Join Corporate Neighbors Amazon and Weber
- Gated/Lit/Secured 100+ Trailer Parking Area
- Be Seen by 21,200 vehicle per day
- Close Proximity to Shopping, Restaurants, Fueling and Hotels

**ENTRE**  
Commercial Realty LLC

Mike DeSerto  
224-588-3026  
[mdeserto@entreccommercial.com](mailto:mdeserto@entreccommercial.com)

Cory Kay  
224-532-2497  
[ckay@entreccommercial.com](mailto:ckay@entreccommercial.com)

Elisabeth Lazzara  
847-310-4209  
[elazzara@entreccommercial.com](mailto:elazzara@entreccommercial.com)

# BUILDING SITE PLAN



## Facility Highlights



Zoning Approved  
for Heavy Uses



Trench Drains



Brand New  
Logistics/Maintenance  
Facility



Outside Storage  
Permitted



¼ Mile to  
Interchange Access  
Via IL Rt. 47  
(All Down Hill)

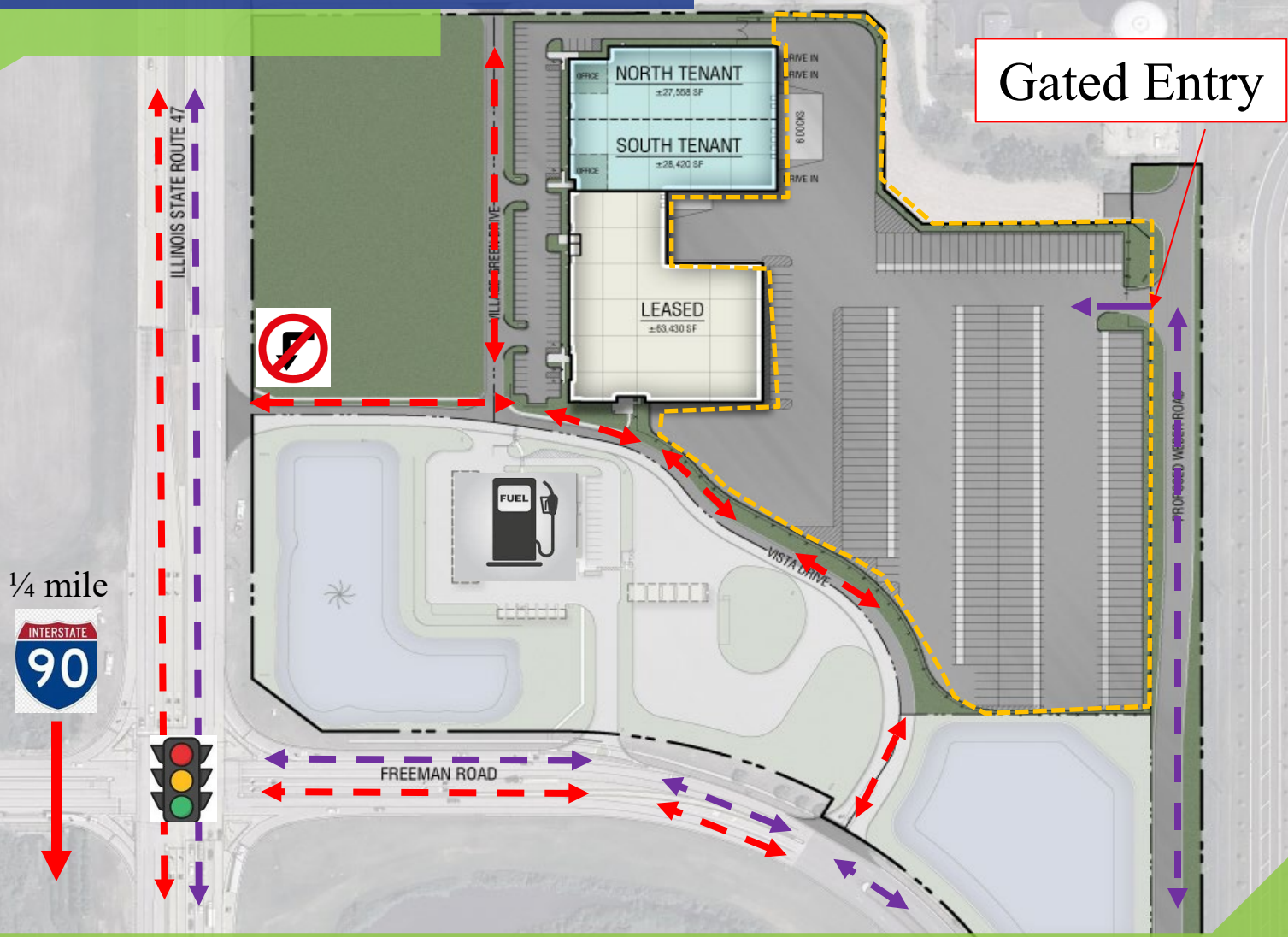
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[mdeserto@entrecommercial.com](mailto:mdeserto@entrecommercial.com)





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# SITE PLAN OVERVIEW

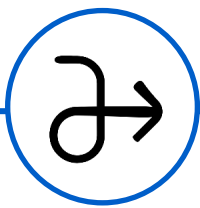


## MAP KEY

-  Separate Truck Route/Entrance with Separate Pin Address for Driver Verification
-  Passenger Vehicle
-  Secured/Gated/Lit Trailer Parking and Loading Area
-  Full-Service Future Grove Mart w/ Truck Fueling.

# LOCATION

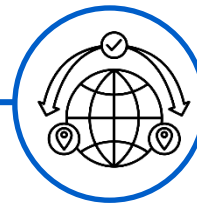
Del Webb®



**Closest Industrial Site to  
I-90 Full Interchange**



**Low Kane County  
Taxes**



**Adjacent to Amazon  
Distribution Center**