

NEW CONSTRUCTION! ONLY +/-9,360 SF REMAINING

14301 Weber Drive - Huntley IL 60142



**Rare Flexible Offering - Fleet Maintenance - Dedicated Truck & Trailer Parking
Extensive Drive-in Doors/Docks - Manufacturing - Distribution**



+/-9,360 SF
AVAILABLE SPACE

15.69 Gross AC/5.3 AC Currently Paved/Improved
LAND SITE

PROPERTY HIGHLIGHTS

- Immediate proximity to Full I-90 Interchange at Rt 47
- User/Investor and/or Tenant Opportunity
- High-image design with extensive glass features
- I-90 exposure/signage potential
- Dedicated paved truck and trailer stalls off-building
- Zoning to accommodate various operations

MICHAEL HAWRYLUK

Managing Broker

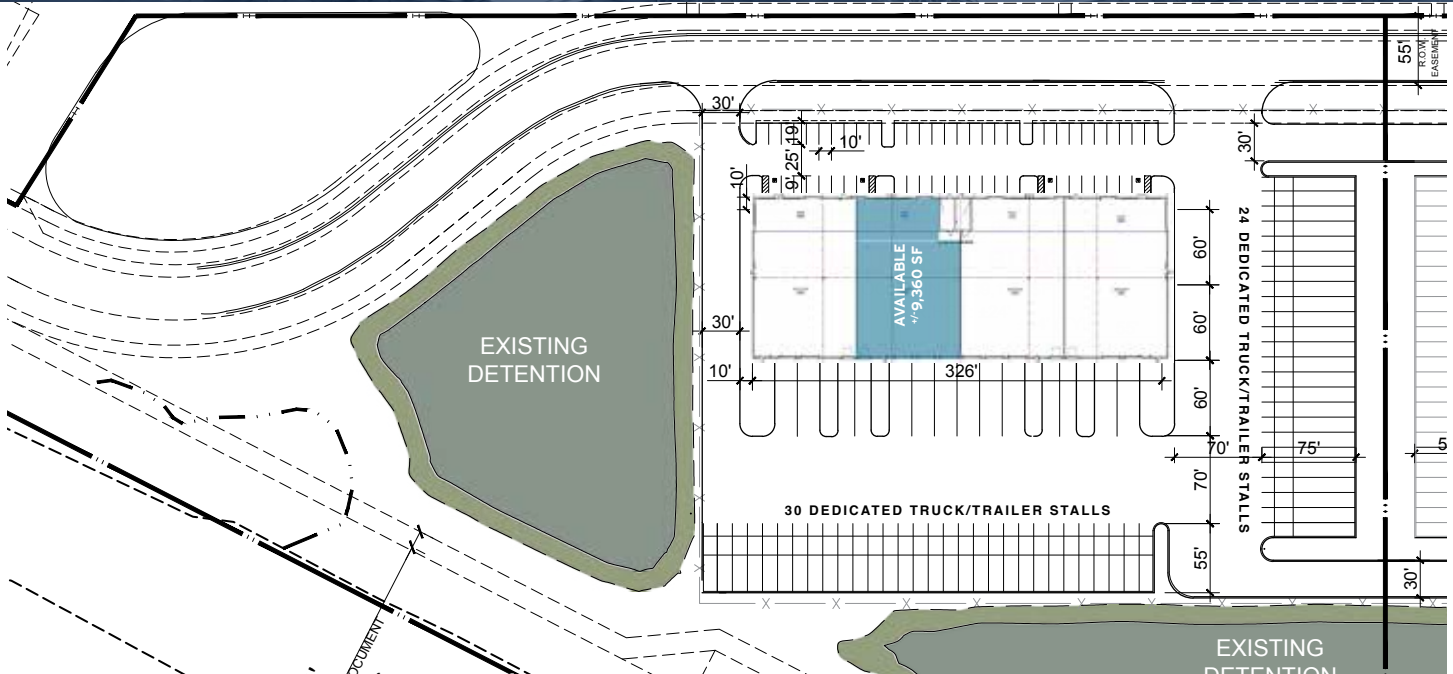
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BUILDING SPECS

Building Size	39,120 SF
Available	+/-9,360 SF
Land Site Size	15.69 gross acres / 5.3 acres improved/paved
Office	To suit
Loading (Available)	1 exterior dock 3 drive in doors (14' x 18')
Auto Parking	56 stalls
Trailer Parking (Available)	24 75-ft stalls 25 55-ft stalls (concrete dolly pads/dedicated/paved/fenced to suit)

Ceiling Clearance	24'
Typical Bay Size	60' x 54'
Sprinklers	ESFR
Pricing	Sale (Entire Property) or Lease: Subject to Offer
Power	1,600 amps/480 volts (building)

Comments:	<ul style="list-style-type: none"> • Ultra flexible design allows for light to heavy industrial uses as well as flex type users requiring heavy parking ratios • I-90 Exposure / Signage Potential • Entire building may be purchased as a user/investor/investment opportunity
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corporate neighbors

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**STRATEGIC CENTRAL CHICAGO LAND
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

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