

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

847.736.3040 | mhawryluk@icgchicago.com

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ICG



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:

- 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



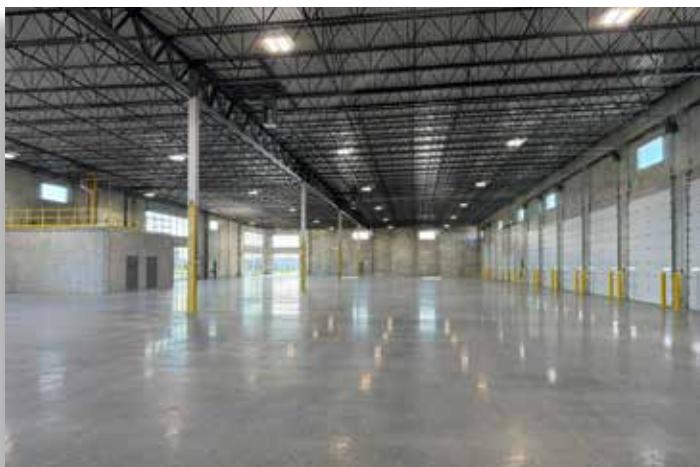
MICHAEL HAWRYLUK, Managing Broker | 847.736.3040 | mhawryluk@icgchicago.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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The logo for ICG (Institute for Clinical and Evaluative Sciences) features the acronym 'ICG' in a large, bold, white, sans-serif font. To the right of 'G', there is a graphic element consisting of several parallel white lines of varying lengths, creating a sense of depth or a stylized 'G' shape. The background of the logo is a dark blue gradient.



**STRATEGIC CENTRAL CHICAGOLAND
LOCATION TO SERVICE ALL MAJOR
CORRIDORS WITHOUT CONGESTION**

EXTENSIVE LEVELS OF LABOR WITHIN IMMEDIATE PROXIMITY

**30
MILES
TO I-39**

39
MILES
TO ROCKFORD

**8+
MILLION
POPULATION WITHIN**

**80+
MILLION
POPULATION**

A large white downward-pointing arrow on a green background, indicating a decrease in wages.

A white upward-pointing arrow icon on a green background.

9
MAJOR
EXPRESSWAYS
WITHIN 35 MILES

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