

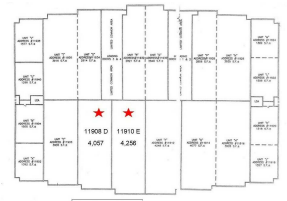
# 11908 D & 11910 E Oak Creek Parkway

Huntley, IL 60142

# For Lease

MLS #12214126

**INDUSTRIAL**



**INDUSTRIAL CONDOS 4,057 - 8,313 SF**

**\$13.00 SF/YR (MG)**

**2 INDUSTRIAL FLEX SPACES  
4,057 SF AND 4,256 SF (COMBINED 8,313 SF)**

Two adjacent fully air-conditioned industrial units can be leased together or separate. (currently there is an opening in the warehouse to connect the two units – see floor plan).

Located in the Huntley Gateway Commons Business Park, adjacent to Jewel and north of the I-90 / Route 47 interchange.

**UNIT 11908 D:** 4,057 SF with 1,000 SF of office plus bonus 1,000 SF mezzanine office (not included in total SF), 2 bathrooms and ±3,000 SF warehouse with 24' ceilings and 2 common interior docks w/ levelers.

**UNIT 1910 E:** 4,258 SF with 800 SF of office, 2 bathrooms, kitchenette and ± 3,450 SF warehouse with 24' ceilings, one 10' x 16' DID, and 2 common interior docks w/ levelers.

**Specifications**

Year Built:	2000
Office Size:	2,800 SF (combined units)
HVAC System:	GFA/ Fully Air Conditioned
Electrical (per unit) :	100 amp 480V, 3 Phase
Sprinklers:	Yes
Washrooms:	2 per Unit
Ceiling Height:	24 ft
Parking:	Common
DID's:	Unit 11910 E (1) 10' x 16'
Dock:	2 Common Interior w/ Leveler
Sewer/Water:	City
Zoning:	BP
CAM & Taxes	Included in Rent w/Stops
PIN #:	02-09-101-023 & 024

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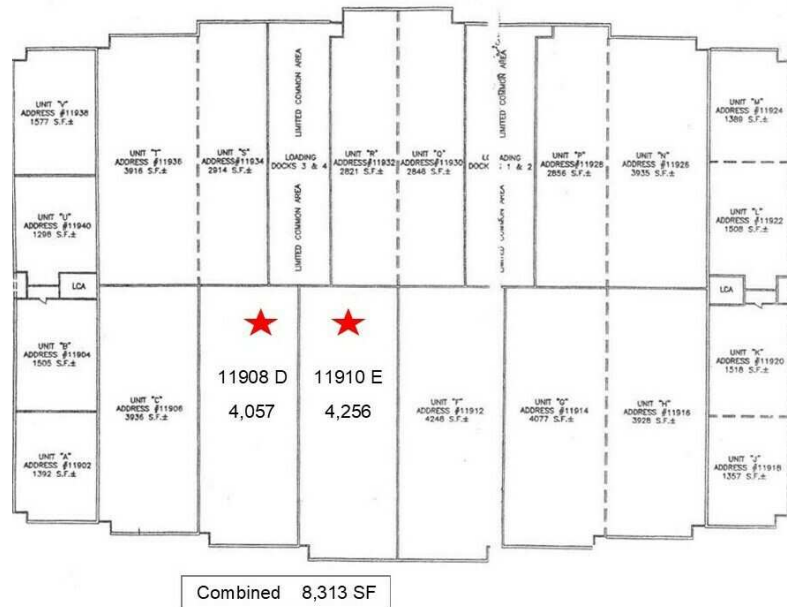
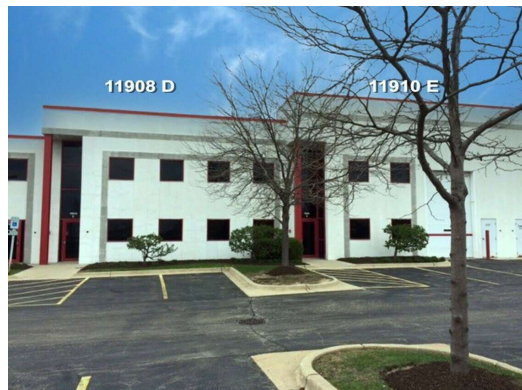
VP / Designated Managing Broker  
**Heather Schweitzer**  
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O: 847.854.2300 x15 C: 815.236.9816

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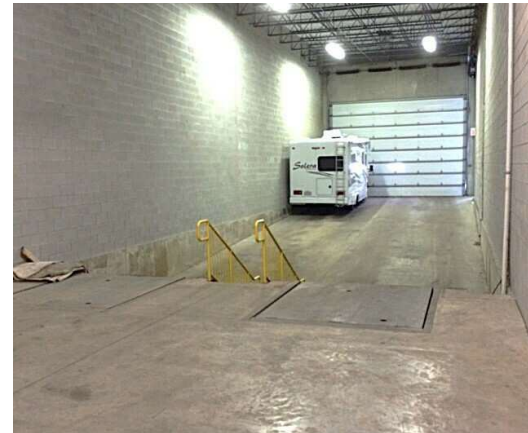
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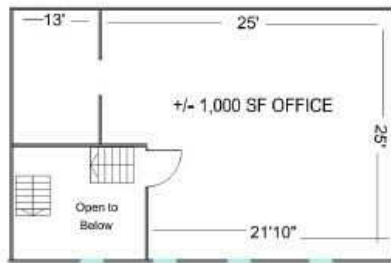
**INDUSTRIAL**

## 11908D & 11910E Oak Creek Parkway

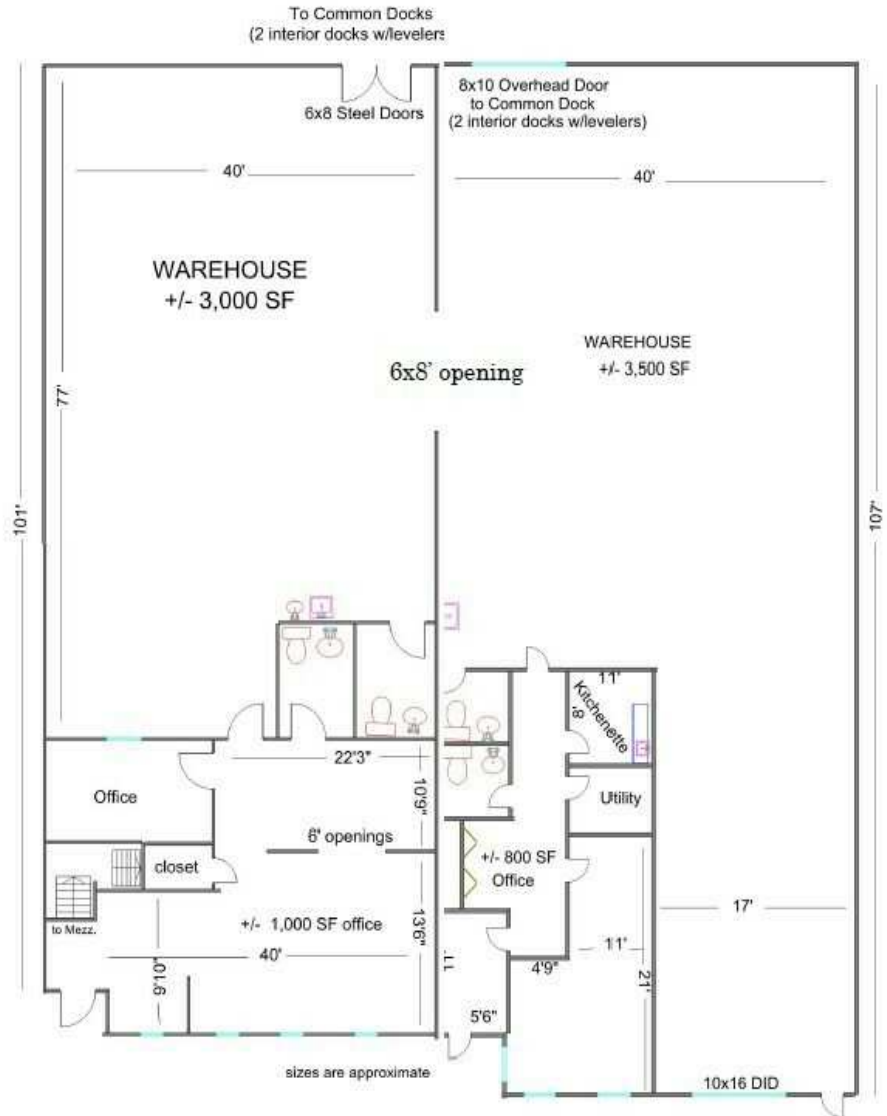
8,313 Combined SF

6,500 SF Warehouse

2,800 SF Office (including 1,000 SF mezzanine, not included in total SF calculations)



UPPER MEZZANINE  
11908D



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