



# 24 Acres I-1, Industrial Zoning



25010 Il Route 173 Highway  
Harvard, IL

24 +/- Acres | 6,900 Sq. Ft.

\$1,000,000



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24 acres zoned I-1, industrial on a state highway in unincorporated McHenry County. 1600 sq. ft. office building plus 6300 sq. ft. metal building with concrete floor and 12' x 14' overhead doors. Concrete entrance designed for semi-truck traffic. 4 miles to Rt. 14 corridor in Harvard and 16 miles to I-90 / I-39. Over 900' rail spur to the Chicago Chemung Railroad, 2 miles from the Union Pacific junction. Many possible uses.

MLS# 12465484



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## SPECIAL FEATURES • 25010 IL Route 173, Harvard

**FOR SALE: Industrial Property with Rail Spur – 24 Acres | State Highway Frontage | McHenry County, IL (Unincorporated)**

### Property Overview

- Strategically located 24-acre I-1 zoned industrial property with rail access, utilities and development-ready infrastructure. Located in unincorporated McHenry County on a state highway, just minutes from the Rt. 14 corridor in Harvard. Easy access to I-90 / I-39 and Union Pacific rail junction

### Structures & Improvements

- 1,600 SF Office Building (heated, well-maintained)
- 6,300 SF Metal Industrial Building
  - Concrete flooring
  - (7) 12' x 14' overhead doors
  - (1) 10' x 10' overhead door
- 2/3 Acre Gravel Storage Yard (ideal for equipment, trailers, or materials)
- Concrete Entrance built for semi-truck traffic

### Rail & Logistics Access

- 900+ ft. Private Rail Spur
  - Direct connection to Chicago Chemung Railroad
  - 2 miles from Union Pacific mainline junction
- 4 miles to Rt. 14 in Harvard
- 16 miles to I-90 / I-39 interchange

### Utilities & Development-Ready

- Storm Water Permit issued by McHenry County (expandable footprint)
- Utilities On-Site:
  - ComEd 400 amp, 240 volts 3 Phase
  - NiCor Natural Gas

### Zoning & Permitting

- Zoned I-1 Industrial (Unincorporated McHenry County)
- Permitted uses include: warehousing, light/heavy manufacturing, transportation/logistics, and outdoor storage



### The Rick Bellairs Team

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