



25010 II Route 173 Highway Harvard, IL

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

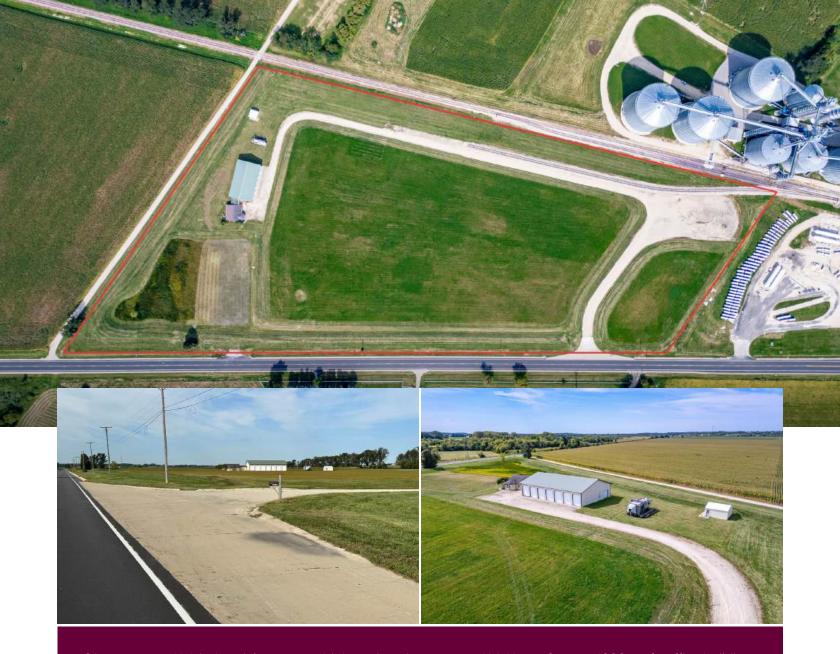
\$1,000,000





STARCK REALESTATE





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



Rick Bellairs 815 382-8400 rick@rickbellairs.com RickBellairs.com



**Tessa Jania** 815-260-7618 tjania@starckre.com tjania.starckre.com

Berkshire Hathaway HomeServices Starck Real Estate 112 Cass St. Woodstock, IL 60098

©2025 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity.



STARCK REALESTATE



# 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 developmentready 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

Rick Bellairs, Broker 815.382.8400 Rick@RickBellairs.com RickBellairs.com **Tessa Jania,** Broker 815.260.7618 TJania@StarckRE.com BERKSHIRE HATHAWAY HOMESERVICES STARCK REALESTATE