

For Sale or Lease

AVAILABLE:
67,700 SF

**11220 Main St.
Huntley, IL**

BUILDING SIZE: **67,700 SF**

OFFICE: **10,000 SF (INCLUDES
CAFETERIA AND LOCKER
ROOMS)**

MEZZANINE: **7,000 SF (NOT
INCLUDED IN SF)**

LOT SIZE: **3.04 ACRES**

CEILING: **16' - 21'**

LOADING: **4 INTERIOR DOCKS
1 DRIVE-UP RAMP**

POWER: **2,000 AMPS, 240V & 800
AMPS, 480V**

COLUMN SPACING: **48' X 29'**

PARKING: **57 SPACES
(POTENTIALLY
EXPANDABLE)**

AGE: **1986**

SPRINKLER: **YES**

ZONING: **M**

REAL ESTATE TAXES: **\$0.91 PSF (2024)**

CAM: **\$0.61 PSF (ESTIMATED)**

LEASE RATE: **\$6.75 PSF NET**

SALE PRICE: **\$6,430,000 (\$95 PSF)**



**Low
Taxes**



**Newly
Renovated
Industrial
Space**



**Available
Immediately**



**Heavy
Power**

Presented By:



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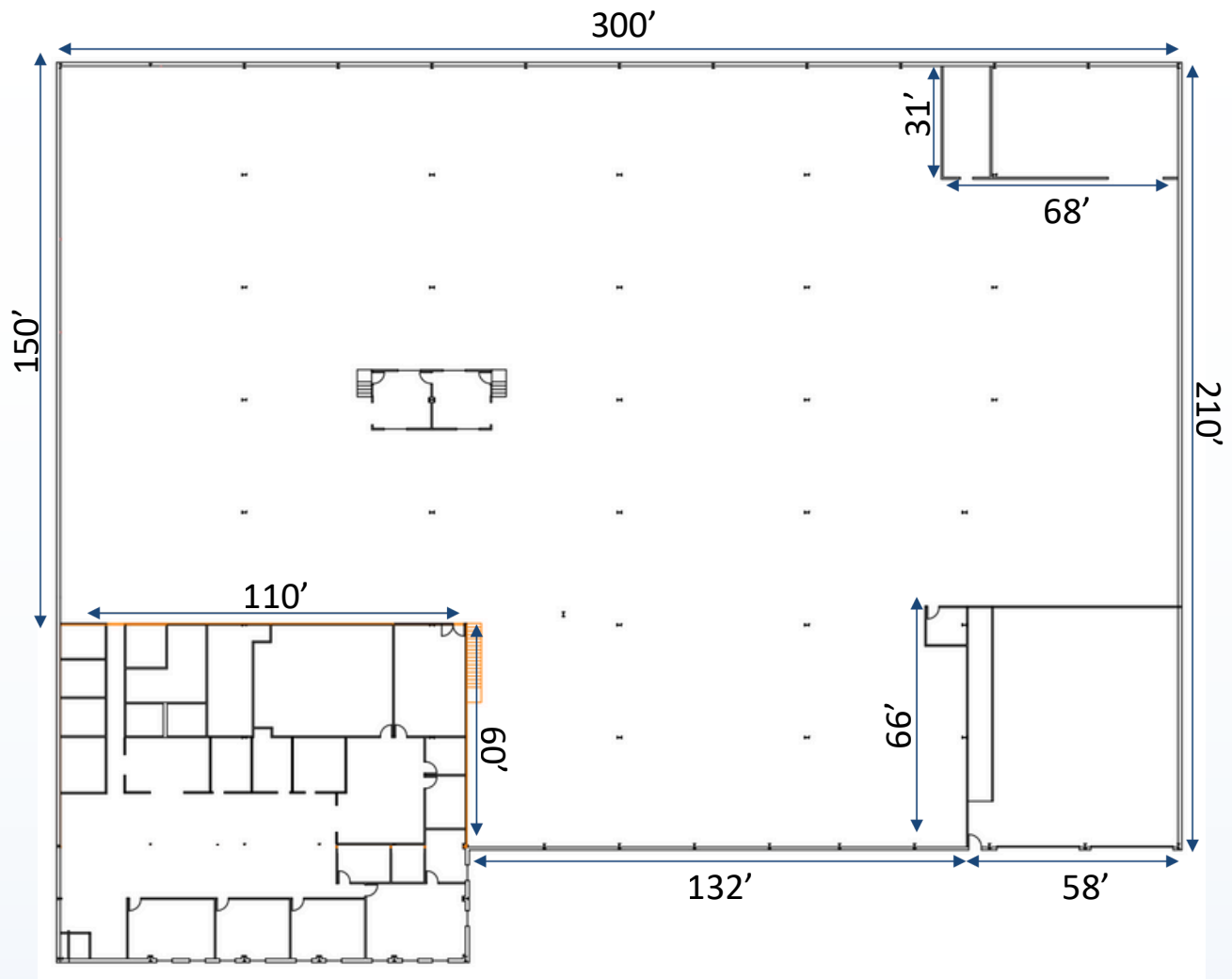
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The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

Site Plan



Property Highlights



Large Cafeteria and Locker Rooms



High-end Office Finishes



Low Taxes



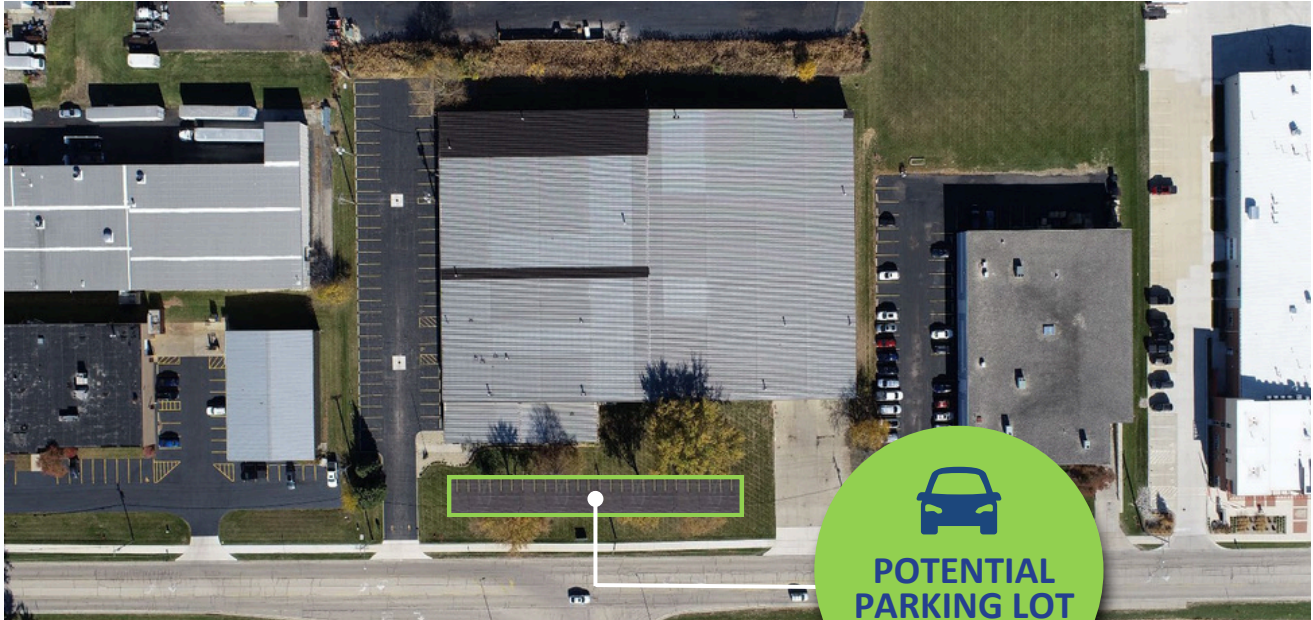
Available Immediately



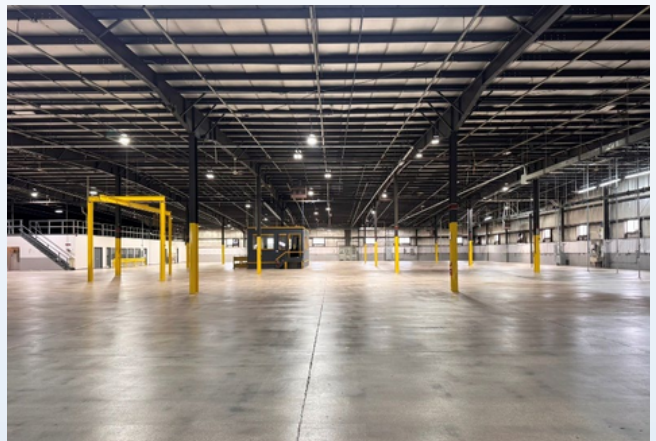
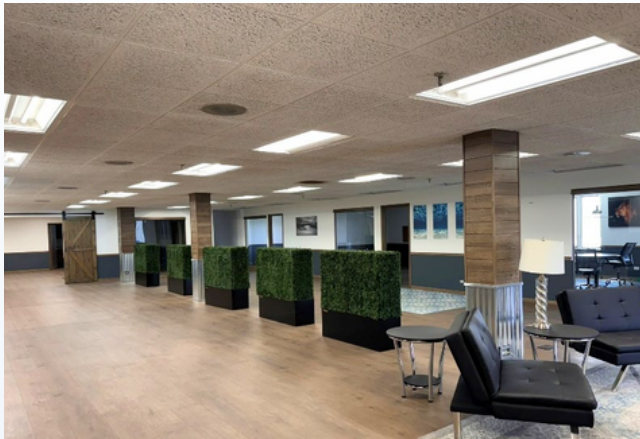
Quality Manufacturing Infrastructure



Property Photos



**POTENTIAL
PARKING LOT
EXPANSION**





Local Map

11220 Main Street
Huntley, IL



**Access to
I-90 via
Route 47**



**Low
McHenry
County
Taxes**



**Skilled
Labor
Force**

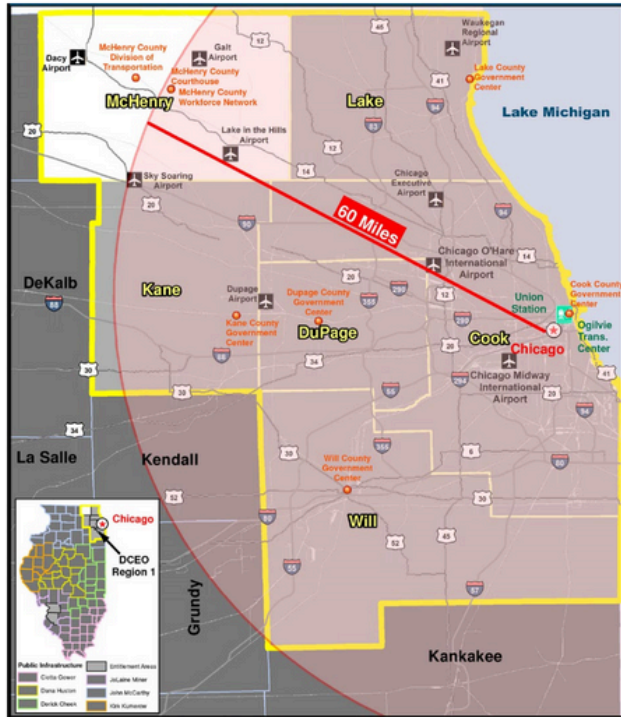
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Location



McHenry County

Strategically located on the Illinois/Wisconsin border, McHenry County lies in the center of the Chicago, Milwaukee and Rockford business triangle providing the transportation, labor and utility benefits of the Chicagoland region. With a solid financial structure, abundant open land and move-in ready business parks, McHenry County boasts an educated and skilled workforce to serve vibrant, innovative and expanding industries.



Diverse Industry Mix

Advanced manufacturing, electronics, medical device and agriculture with high tech and innovation companies, business parks, supply chain access to Chicago metro 6-county area as well as Milwaukee metro area.



Educated Workforce

Highly educated workforce with 92% HS graduate or higher; 32.2% BA degree or higher, educational opportunities at colleges and universities; workforce training a priority.



Extensive Transportation

Access to 3 airports – Chicago O'Hare, cargo hubs at both Chicago Rockford and Milwaukee International Airports; Class A rail and high capacity roadways.



Varied Housing Options

Vintage homes, riverside condos, country estates, unique neighborhoods in 30 family friendly towns and villages with America's Midwest work ethic and values.



Excellent Quality of Life

Multiple recreational adventures with private and public golf courses, boating, fishing, cultural activities, open space and seasonal change.



Reliable Utilities

Top performing electric reliability with business incentive programs; cost effective, and responsive providers.



Medical and Healthcare Facilities

Community based health care systems, leading edge technology, easy access to renown medical centers in Illinois and Wisconsin.



Business Friendly Communities

Responsive local and county governments who understand the value of consensus building for the future, solid financial structure with an AAA bond rating.