

5100 Prime Pkwy, McHenry, IL

25,000 SF FOR LEASE



## SPECIFICATIONS

AVAILABLE: 25,000 SF

OFFICE: No office; One Restroom only

LAND AREA: 2.7 Acres

BUILDING SIZE: 49,574 SF

LOADING: 2 Exterior Truck Docks; 1 DID (12' x 14')

POWER: 400 amps @ 480v

CEILINGS: 24' Clear

YEAR BUILT: 2000

SPRINKLERED: Yes

BAY SIZES: 40' x 47'

ZONING: I-1

PARKING: 1.01 spaces per 1,000 SF

TAXES: \$2.00 PSF (2025 Estimated)

CAM: \$0.80 PSF (Estimated)

**LEASE PRICE: \$5.50 PSF Net**

- Located in the prestigious McHenry Corporate Center
- High Image Precast Building
- 24' Clear Ceilings
- Existing Racking Available (Can Be Removed)

### Contact

Dan Jones, SIOR  
847-310-4299

[djones@entrecommercial.com](mailto:djones@entrecommercial.com)

Dan Benassi, SIOR and Managing Broker  
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Marc Bartolini  
847-310-4208

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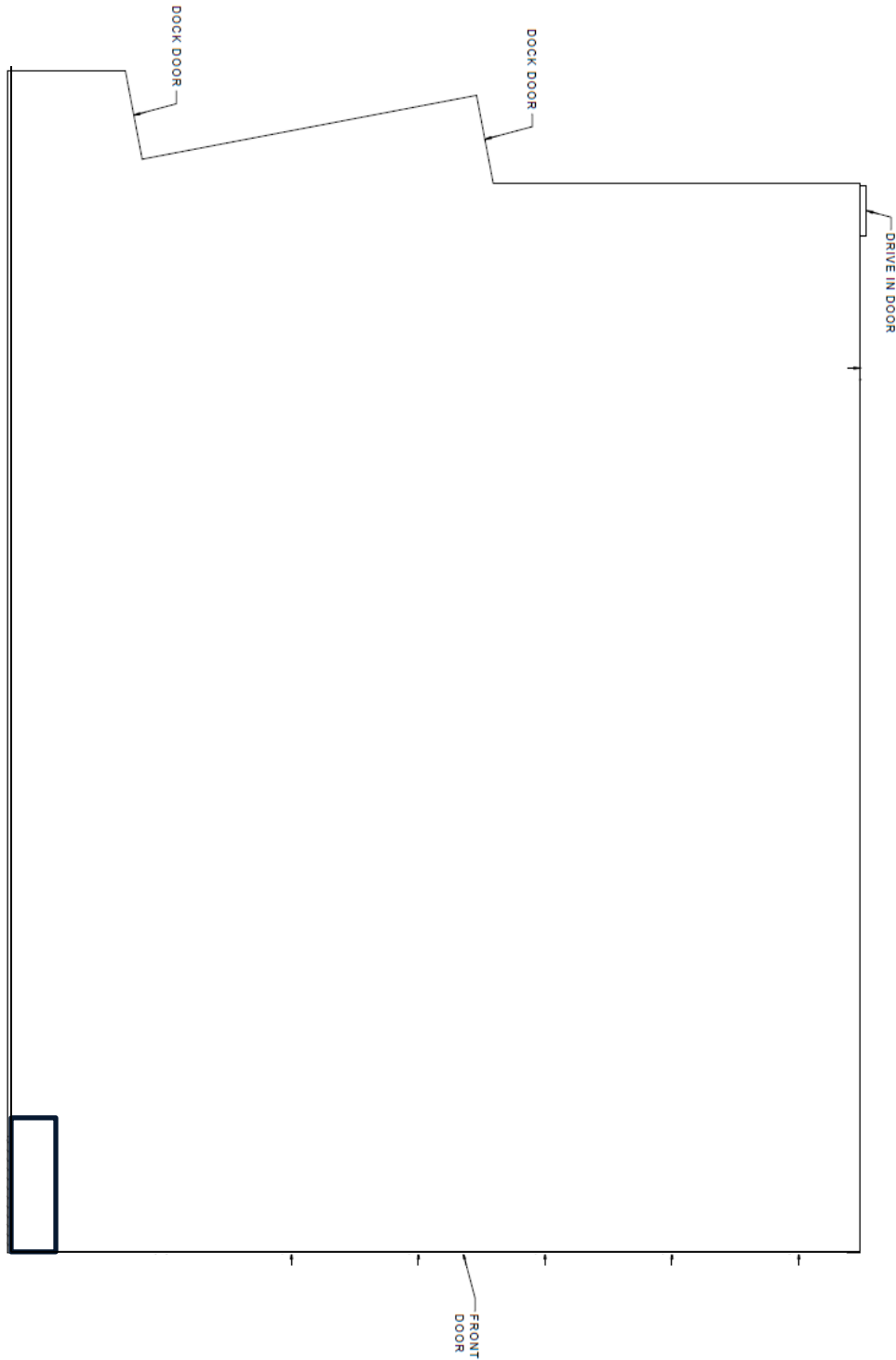
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3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

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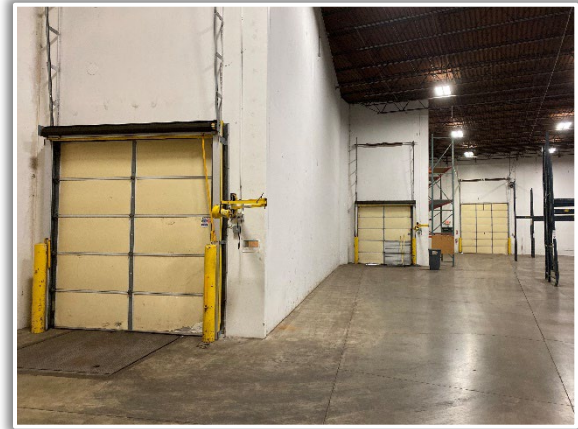
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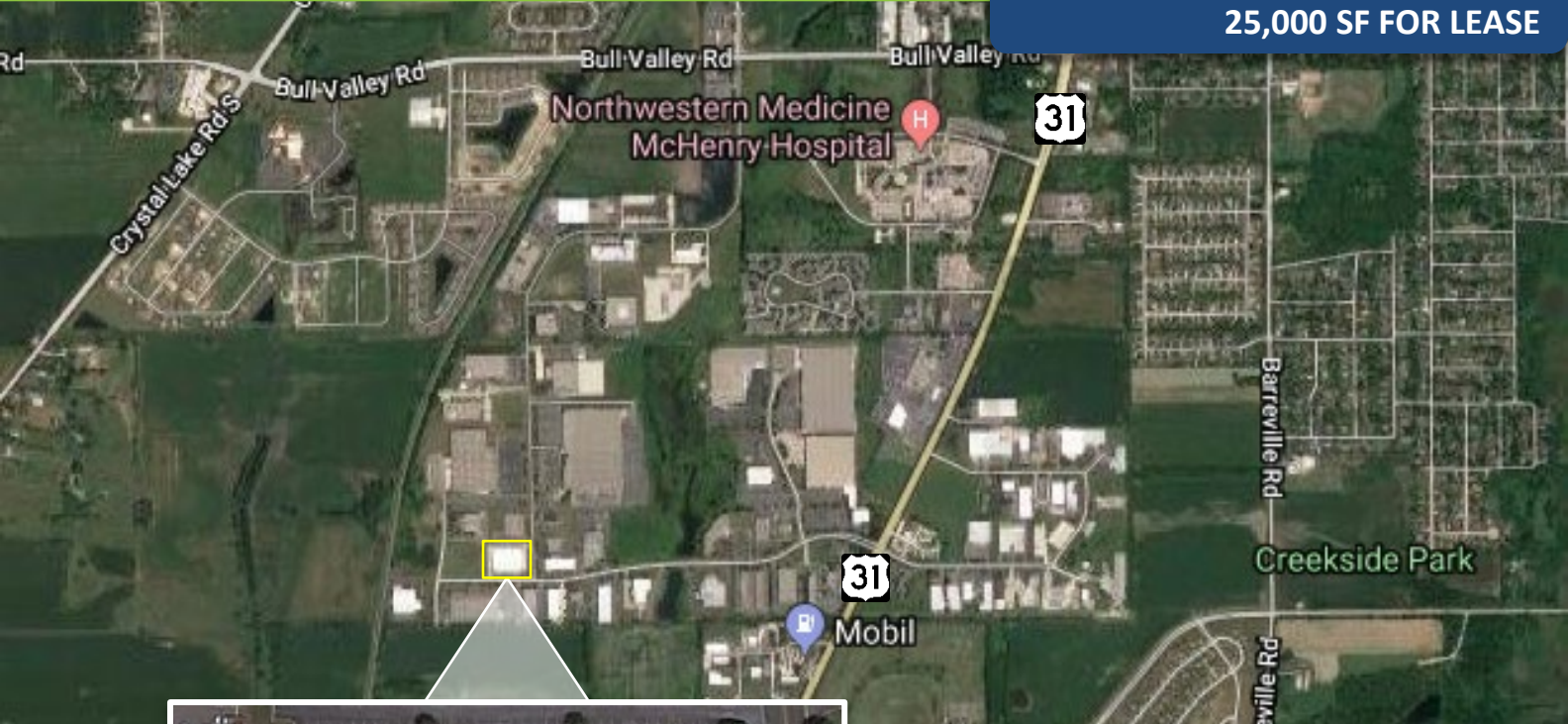
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## LOCATION

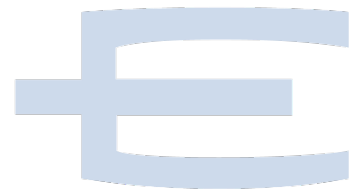
- McHenry Corporate Center
- Immediate access to Illinois Route 31
- Proximity to Restaurants, Hotels, Shopping, and Recreation

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