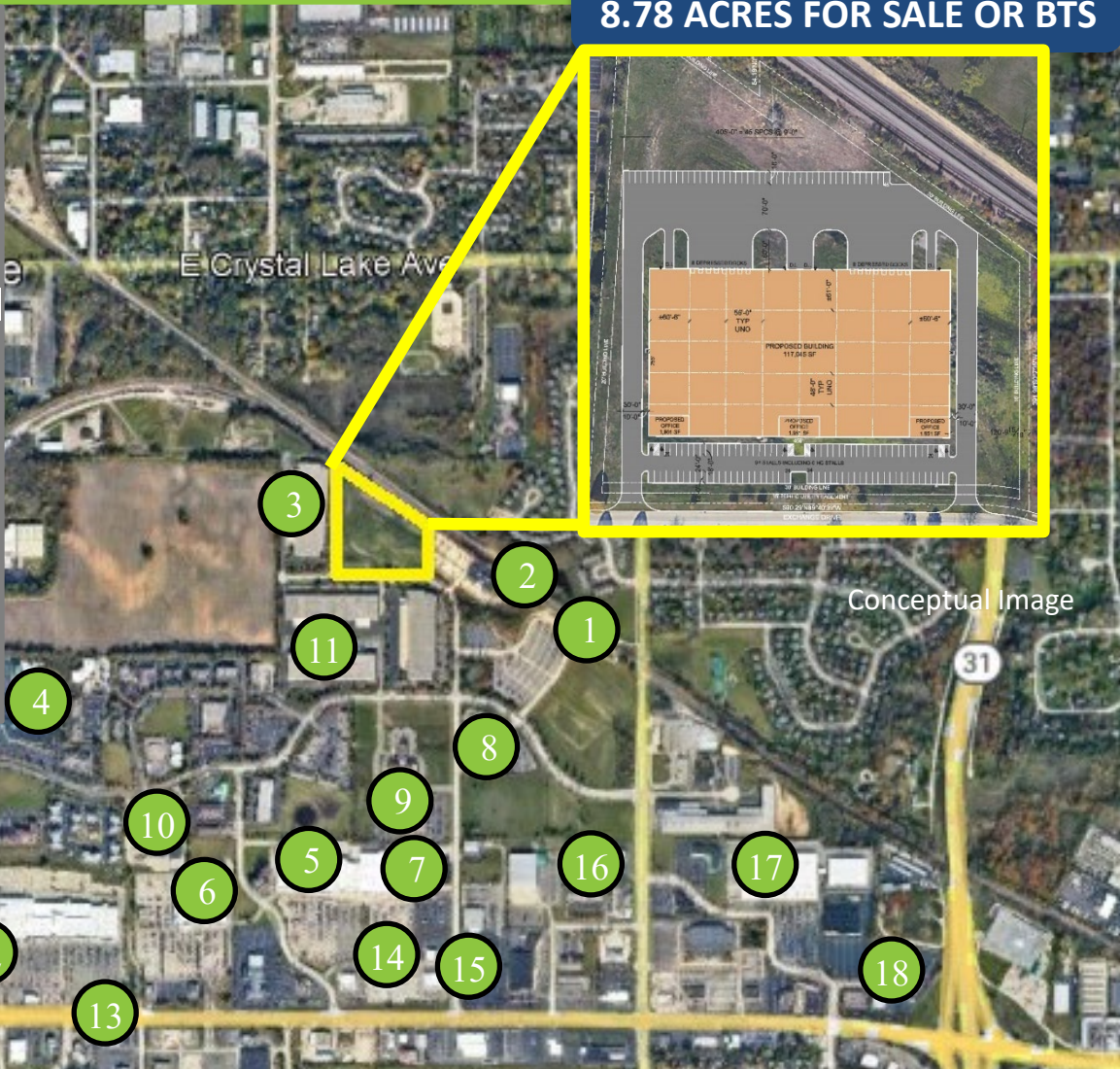


255 Exchange Drive, Crystal Lake, IL

DEVELOPMENT PARCEL

8.78 ACRES FOR SALE OR BTS



SPECIFICATIONS

- One of the last land sites available in Crystal Lake Business Center
- Opportunity for build-to-suit & facility customization
- Trailer parking, outdoor storage potential (as accessory use)
- Potential for multi-family, townhomes or medical uses

LOT SIZE: 8.78 Acres

MAX BUILDABLE: 117,045 SF

ZONING: M (alternative zoning potential)

SALE PRICE: \$1,910,000 (\$5.00 PSF)

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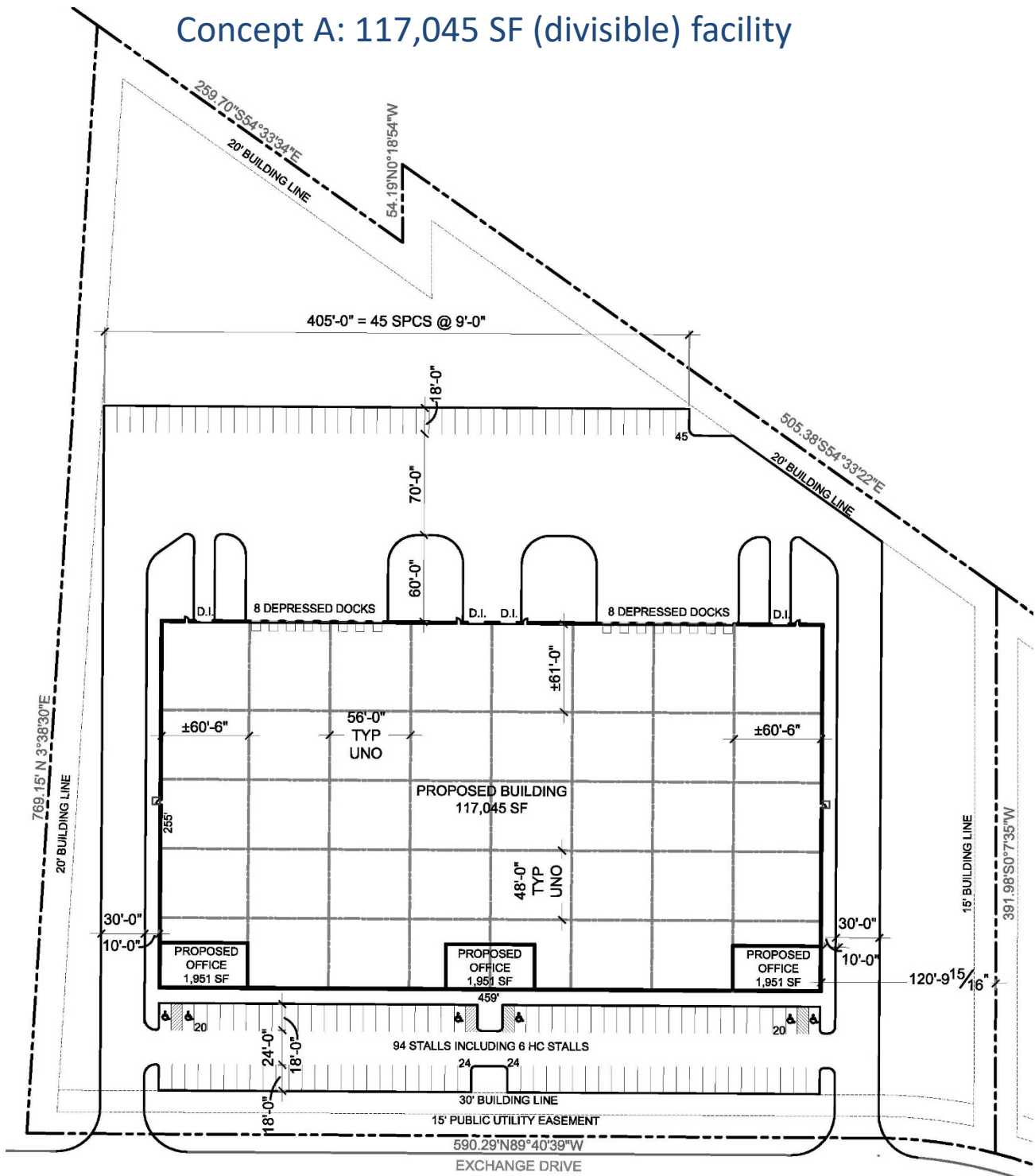
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Concept A: 117,045 SF (divisible) facility

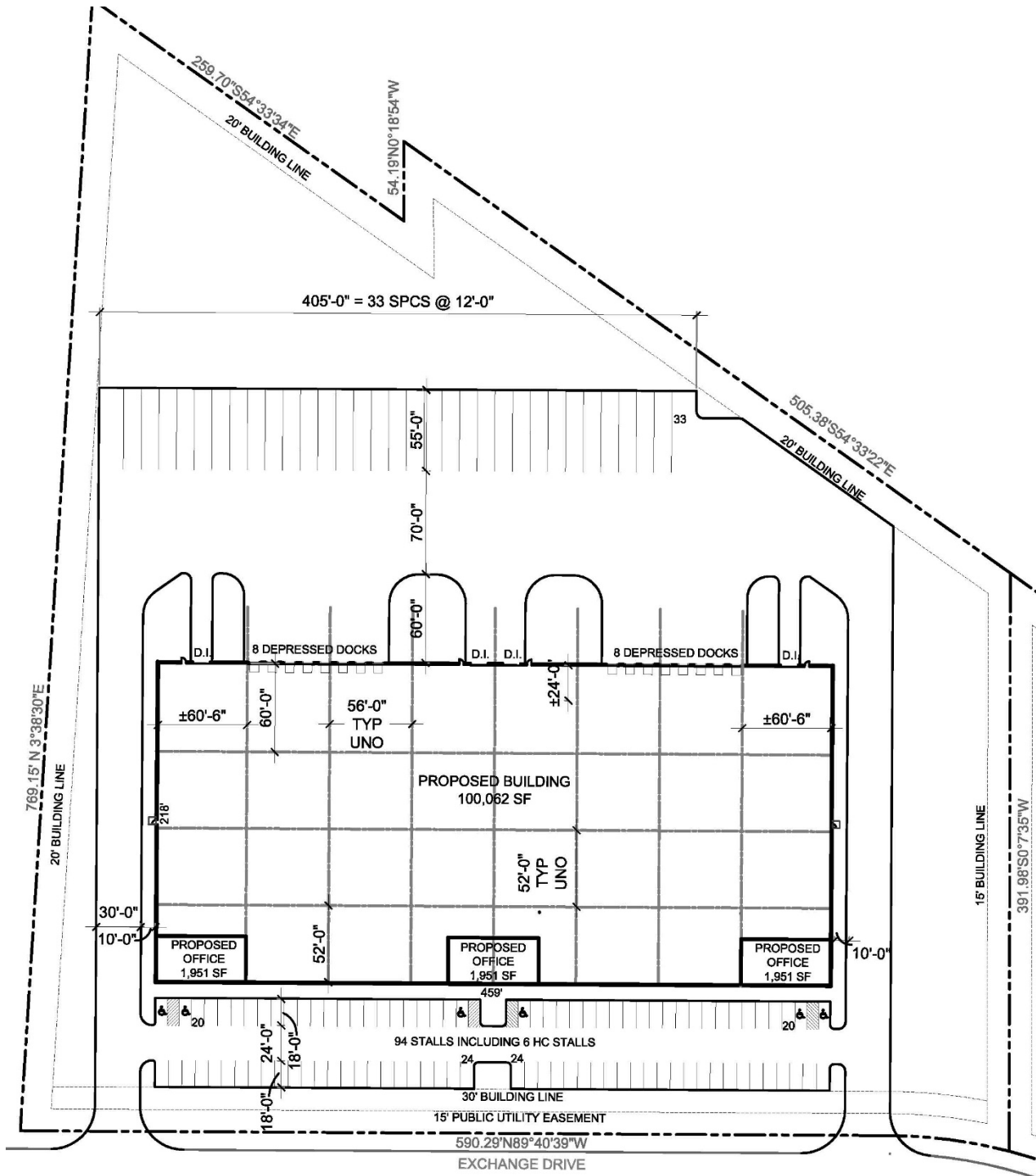


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Concept B: 100,062 SF (divisible) facility with 33 trailer stalls



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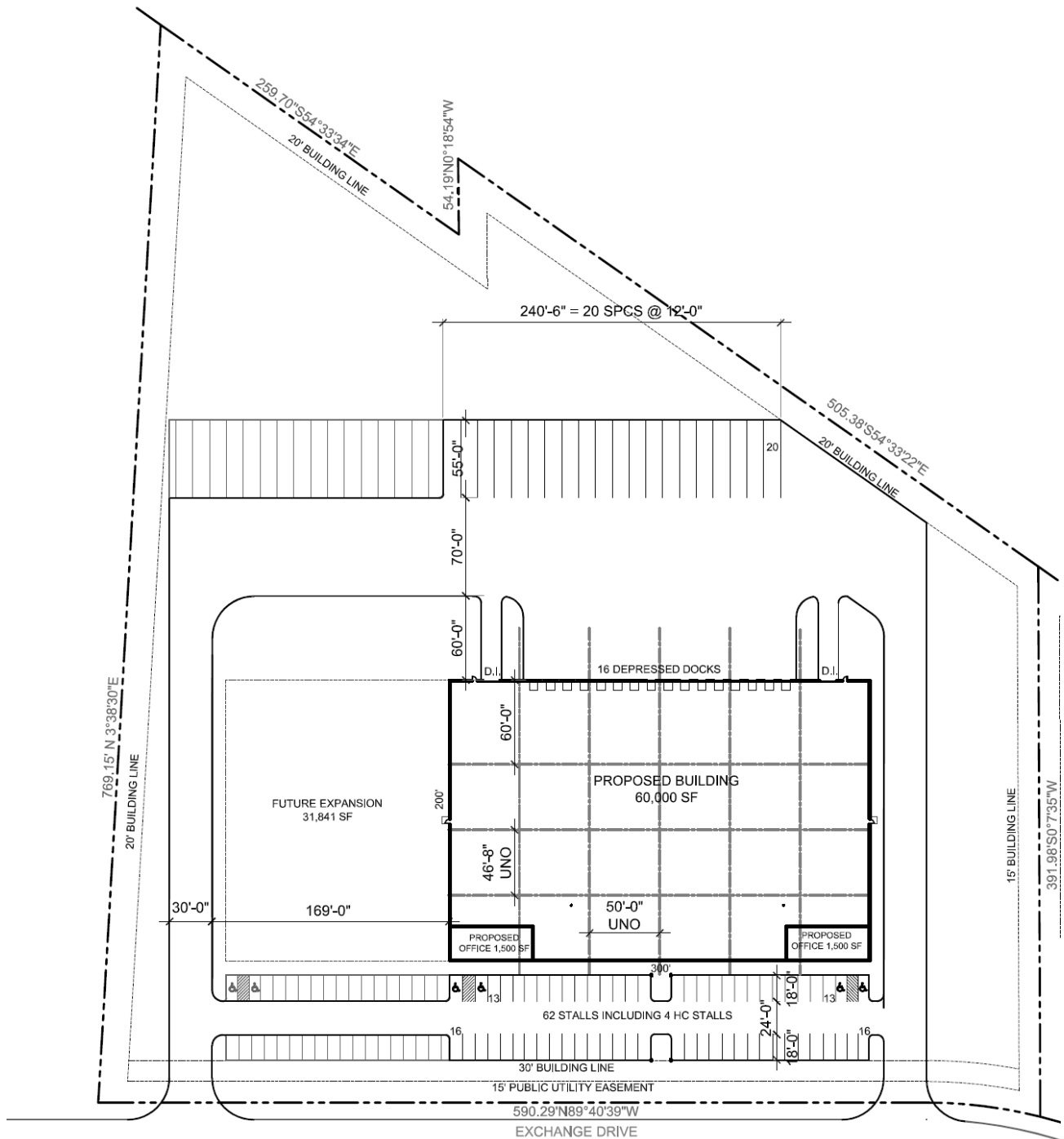


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Concept C: 60,000 SF (divisible) facility with outdoor storage



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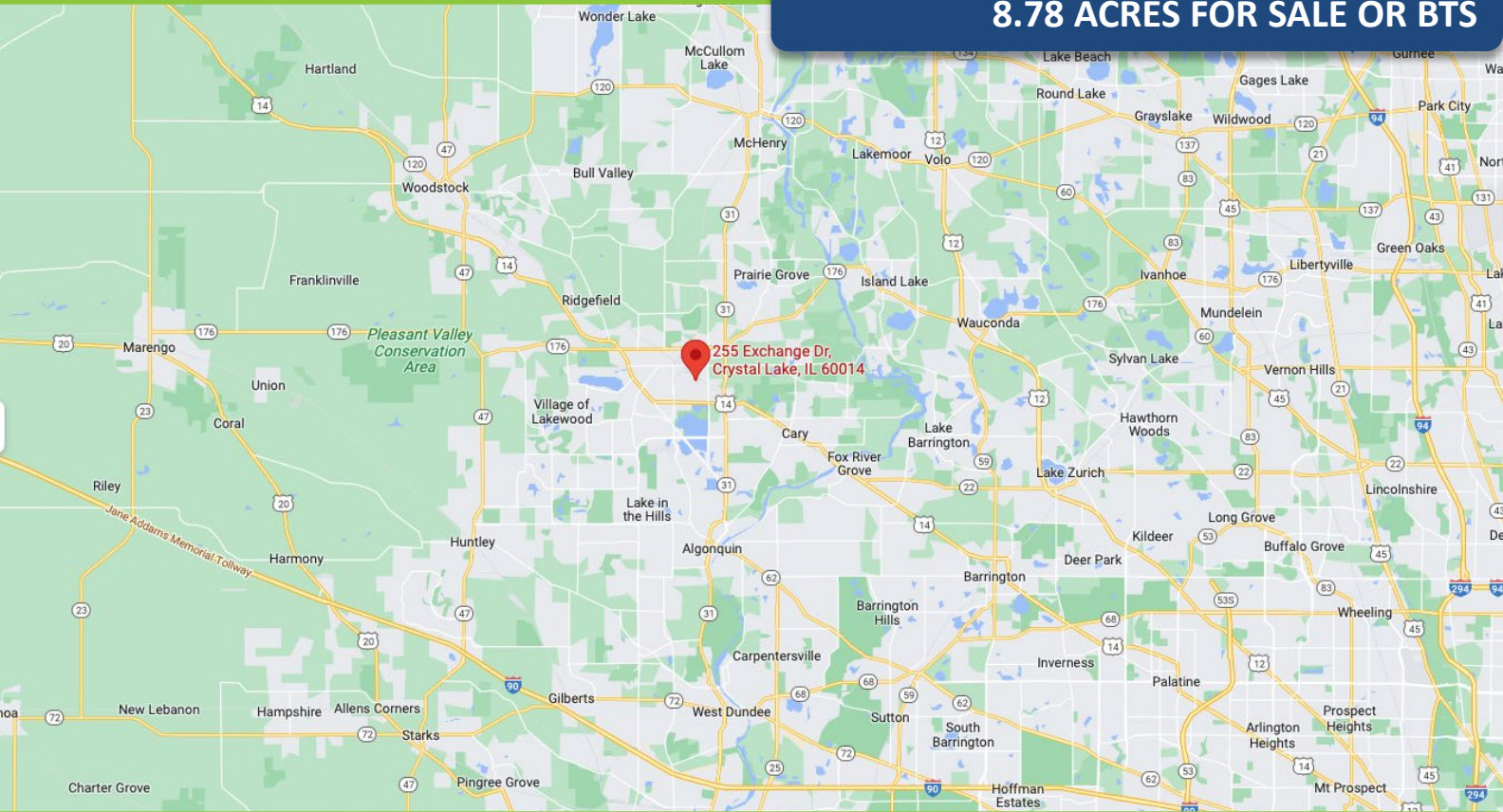
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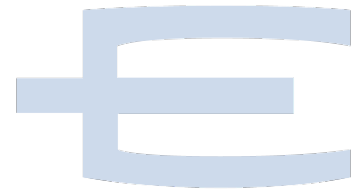
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8.78 ACRES FOR SALE OR BTS



Conceptual Image

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