

255 Exchange Drive, Crystal Lake IL

NEW CONSTRUCTION

± 25,000 – 117,045 SF FOR SALE OR LEASE



Conceptual Image

SPECIFICATIONS

AVAILABLE: 25,000 – 117,045 SF

OFFICE: 5% (Or to Suit)

LOT SIZE: 8.78 Acres

CEILING: 32' Clear (Or to Suit)

LOADING: 16 exterior truck docks & 4 DID's (expandable)

BAY SIZES: 48'x56' with 60' speed bays (or to suit)

POWER: To Suit

ZONING: M

SPRINKLER: ESFR

PARKING: 139 Cars

TRAILER PARKING: Potential for 33 Trailer Stalls

RE TAXES: \$1.50 PSF (Estimated)

CAM: \$0.65 PSF (Estimated)

SALE PRICE/LEASE RATE: Subject to Offer

- Proposed new construction in Crystal Lake Business Center
- Opportunity for build-to-suit & facility customization
- Construction commencement in 2023 and delivery in early 2024
- Trailer parking potential

Contact:

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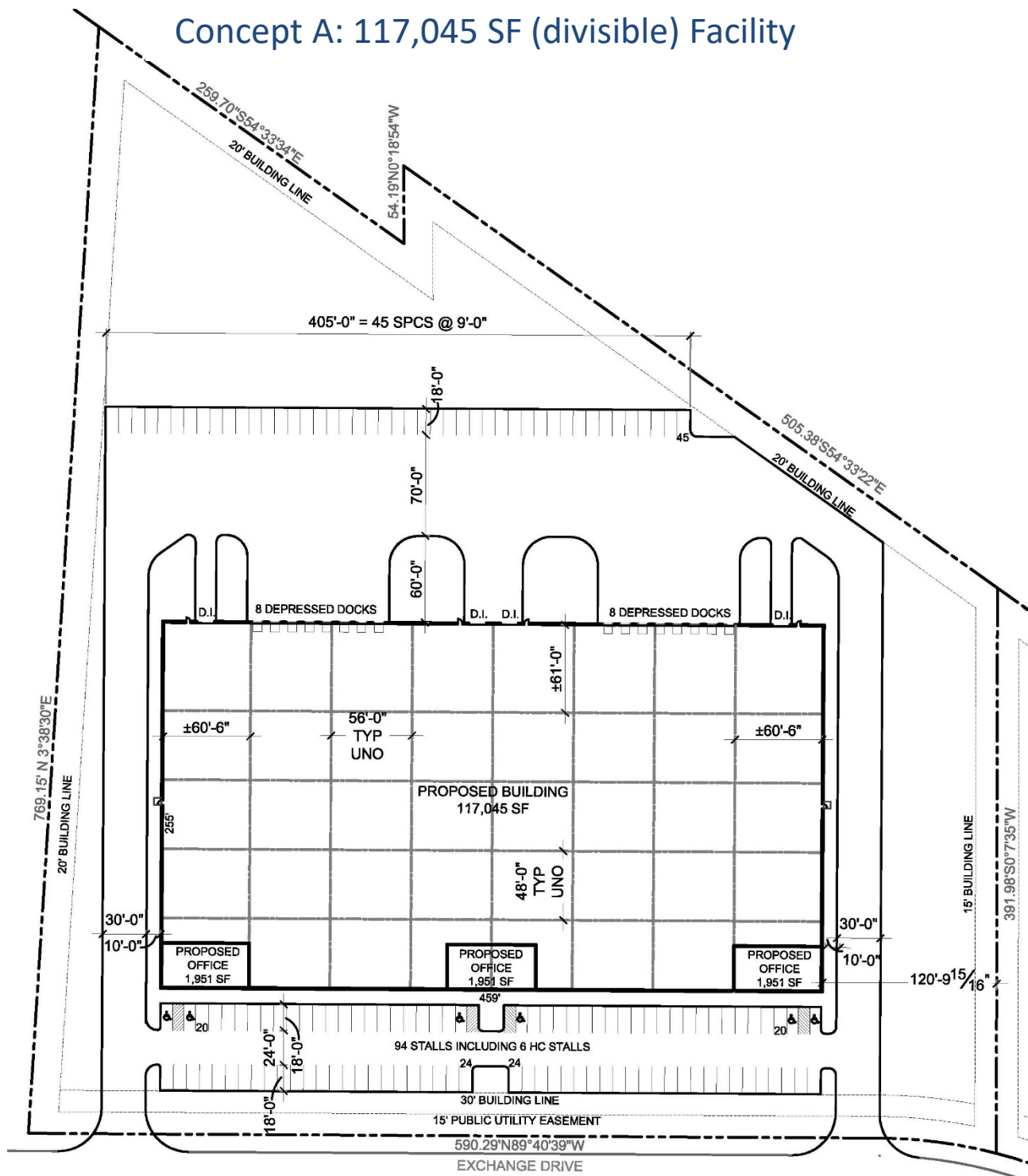


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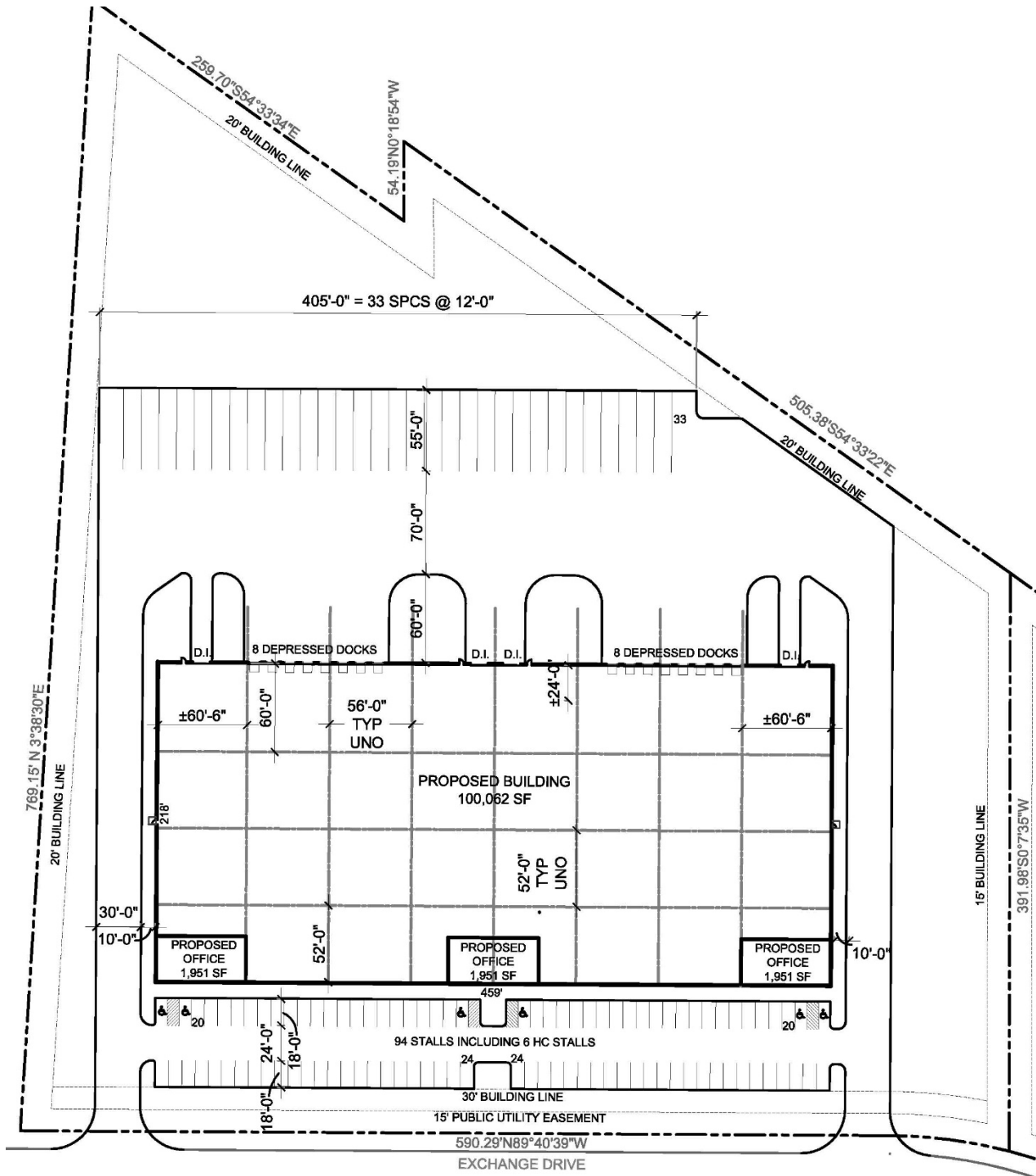
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Concept A: 117,045 SF (divisible) Facility



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



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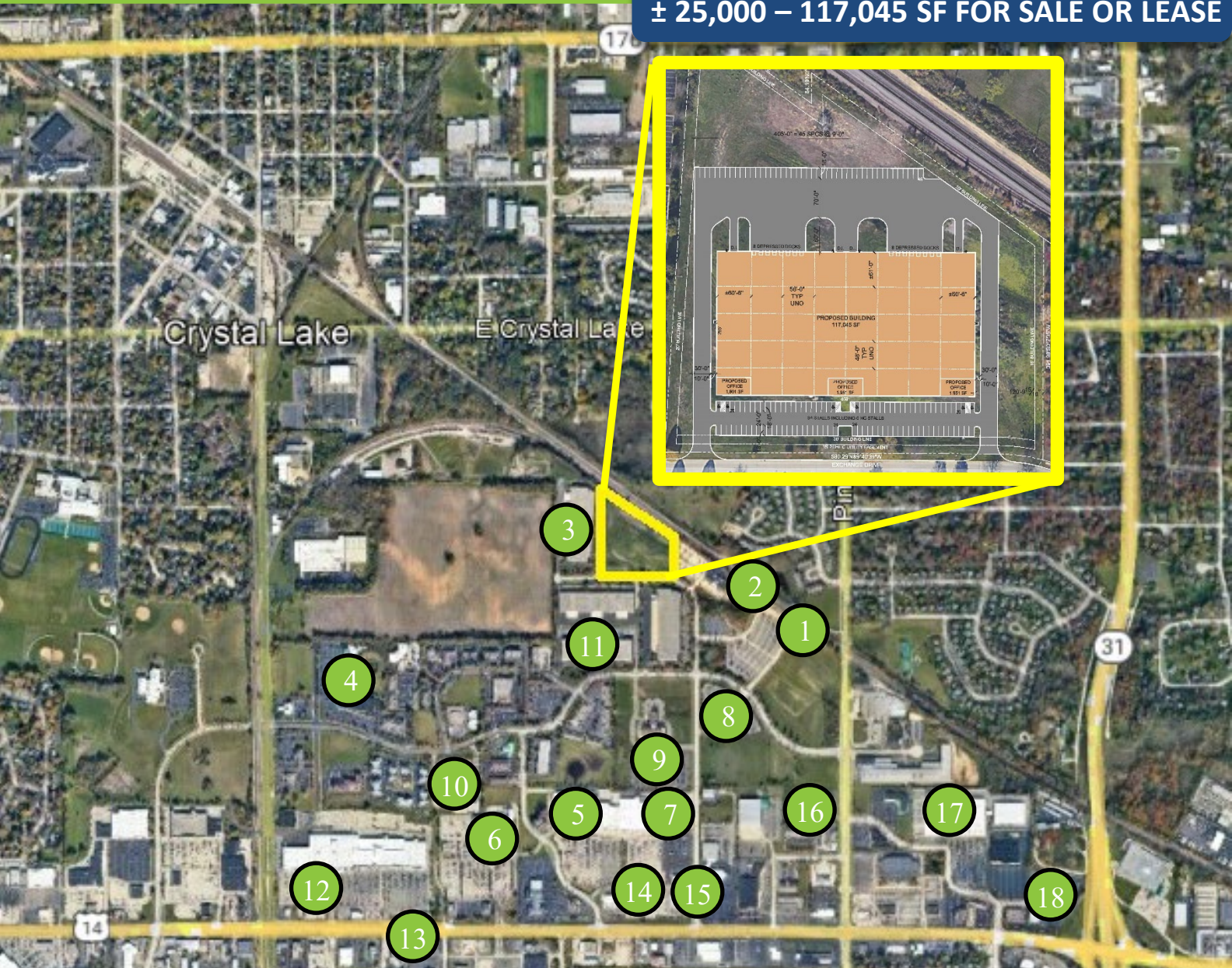
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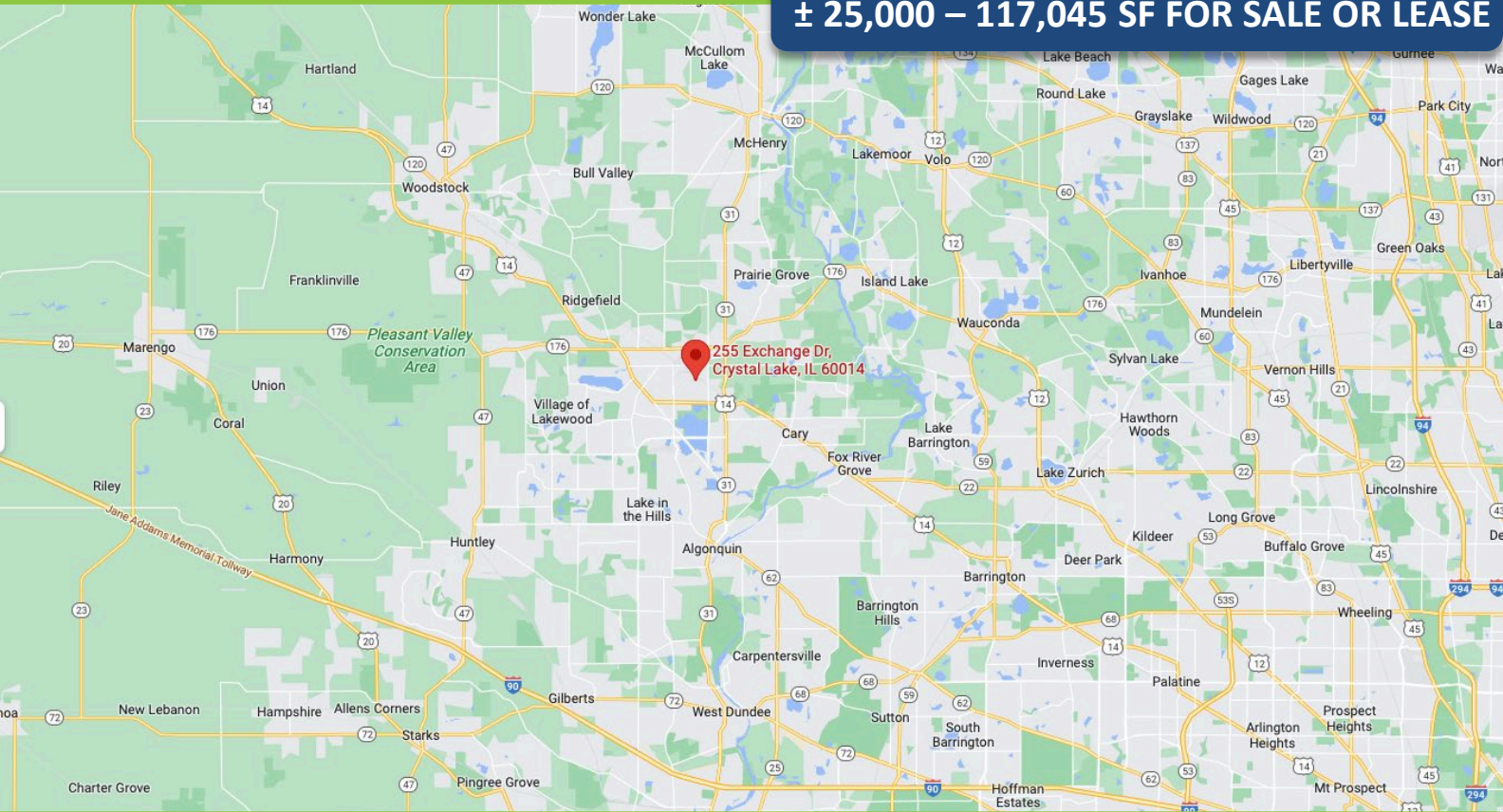
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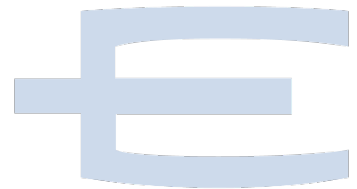
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