

150 Chicago Street, Cary, IL

Available: 19,293 - 50,427 SF



Low McHenry County Taxes

FOR SALE: 50,427 SF Industrial Property on 2.13 Acres

FOR LEASE: 19,293 – 50,427 SF

BUILDING SIZE: 50,427 SF - 2 Units for Lease: 19,293 SF and 31,134 SF

OFFICE: 8,752 SF includes climate-controlled training area

LOT SIZE: 2.13 Acres

CONSTRUCTION: Concrete block (1979) & steel (1998)

PARKING: 35 Spaces

AGE: 1979/1998; Renovation in 2018

CEILING HEIGHT: 12-16' (block) & 17-19' (steel)

LOADING: 2 Ext. Docks in block bldg; 3 DID in steel bldg

ZONING: M

POWER: 800 Amp/480 Volt/3-Phase

DRAINS: Triple Catch Basin

SPRINKLERED: Yes

REAL ESTATE TAXES: \$60,398.76 (\$1.19 PSF in 2023)

SALE PRICE: \$3,299,000 (\$65.42 PSF)

LEASE RATE: Subject to Offer



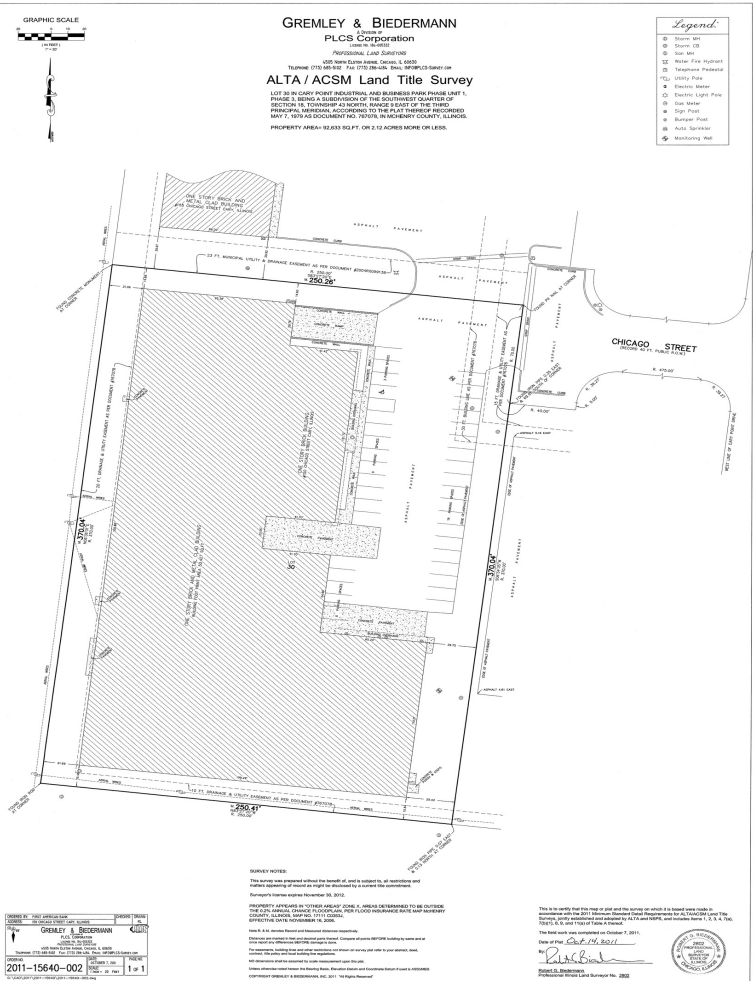
SCAN FOR LISTING



ENTRE
Commercial Realty LLC

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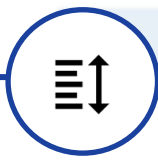
SITE PLAN



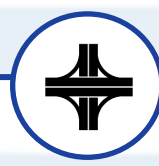
Facility Highlights



RARE SIZED BUILDING, CAN BE BROKEN UP TO MULTI-TENANT



12'-19' CEILING HEIGHT AND TRIPLE BASIN DRAINS



LOCATED IN SE MCHENRY COUNTY, ONLY 20 MINUTES FROM I-90



LARGE DID'S AND 2 LOADING DOCKS

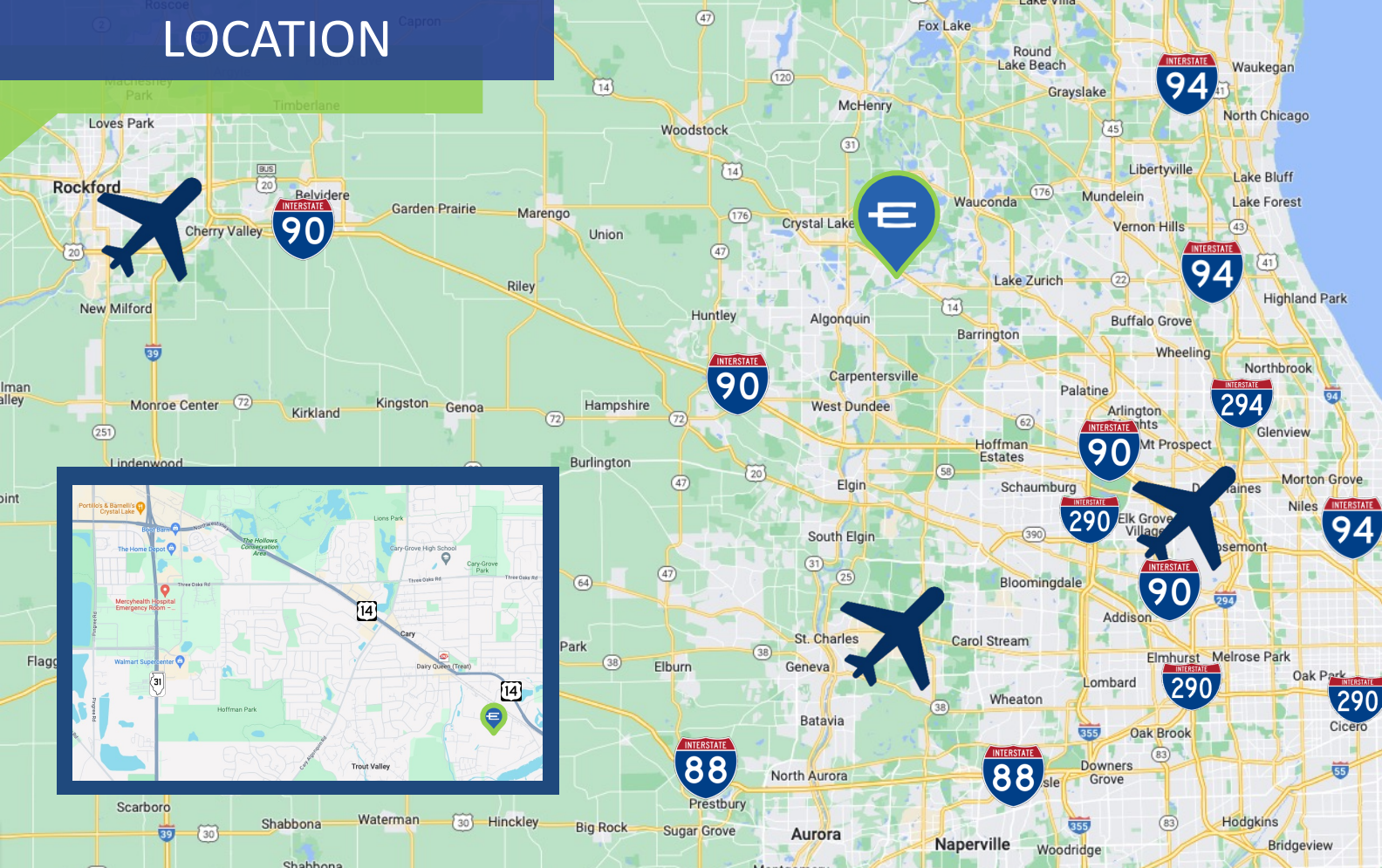


M ZONING ALLOWS FOR INDUSTRIAL USES

PHOTOS

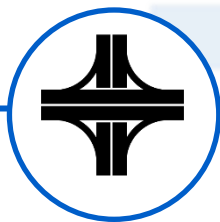


LOCATION



150 Chicago Street, Cary, IL

SCAN FOR MAP VIEW



**WELL-POPULATED
AREA IN SE MCHENRY
COUNTY**



**LOCATED 20 MINUTES
FROM I-90**

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