

12007 N Smith Drive
Huntley, Illinois



±8.08-Acre Site for
Expansion, Truck Parking
or Outside Storage

75,468 SF
Industrial Space
for Sale or for Lease

Functional
**Distribution or
Manufacturing Facility**

For more information, please contact:



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PROPERTY Overview

12007 N Smith Drive

75,468 SF

Available Size (Full Building)

71,466 SF

Building Footprint

8,004 SF

Floor 1: 4,002 SF

Floor 2: 4,002 SF

Office Space (2-Story)

67,464 SF

Warehouse

±8.08 Acres

Site Size

22' Clear

Typical Ceiling Height

10

Exterior Docks

1

Grade-Level Ramp

Wet Sprinkler

Fire Suppression

2,800 Amps, 480 Volts

Power

LED

Lighting

60 Spaces

Car Parking (Expandable)

\$0.96 PSF

Real Estate Taxes

\$0.63 PSF

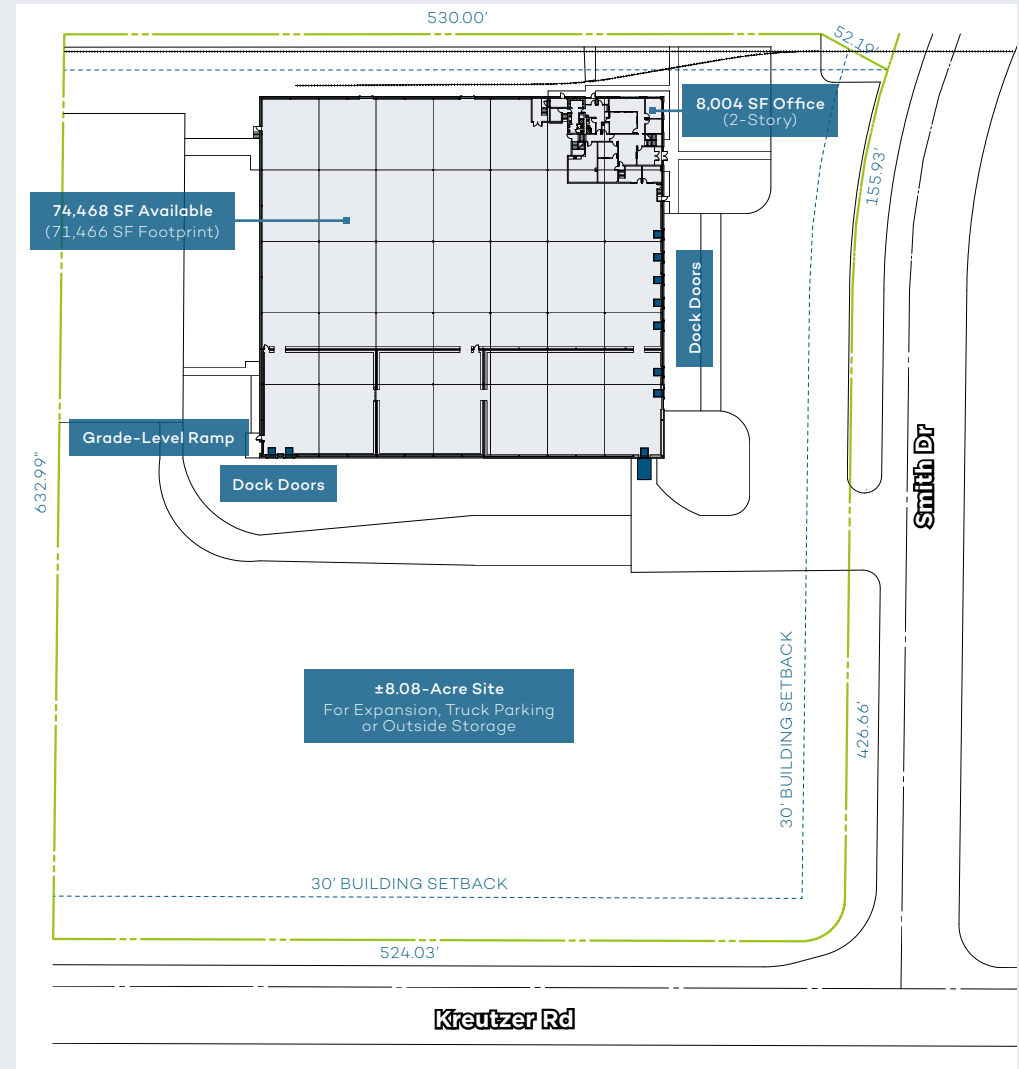
Operating Expenses

STO

Sale Price / Lease Rate

Property Highlights

- Large land site for expansion, additional truck/car parking or outside storage
- New roof 06/2021; warranty through 06/2041
- New HVAC units 2021 in office and warehouse
- Access to I-90 off of Route 47
- Low McHenry County taxes
- Manufacturing amenities and floor drains



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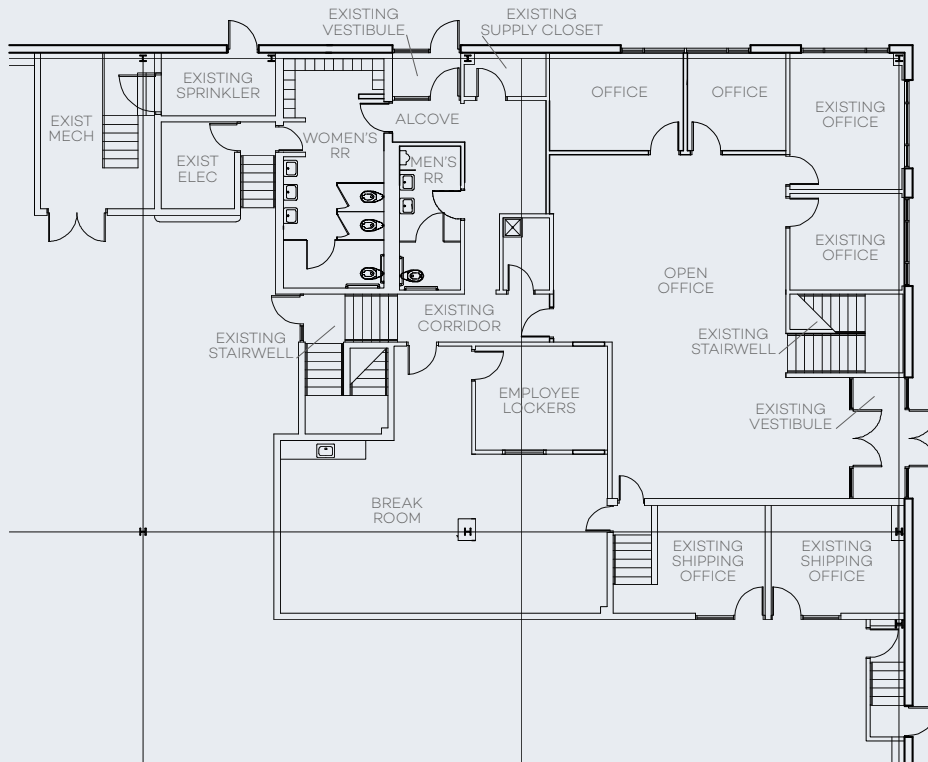
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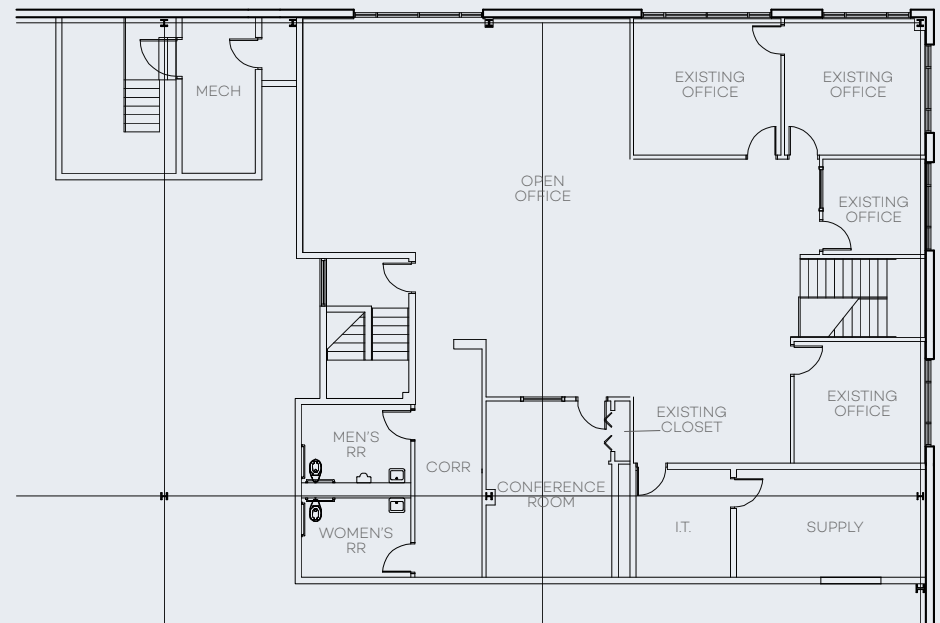
OFFICE Floor Plans

8,004 SF Office Space (2-Story)

Floor 1
4,002 SF



Floor 2
4,002 SF



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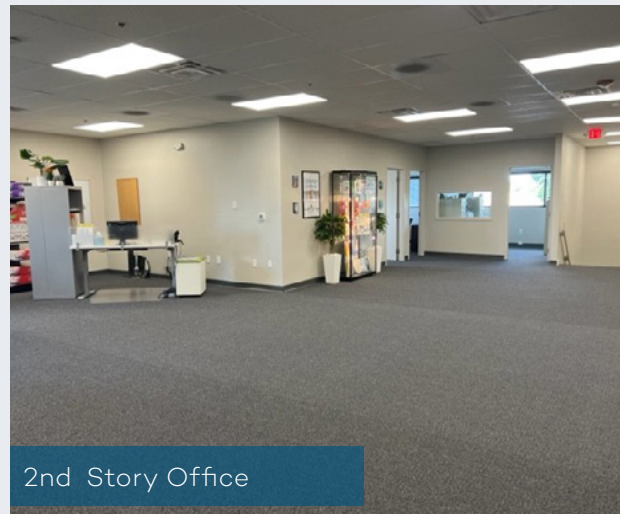
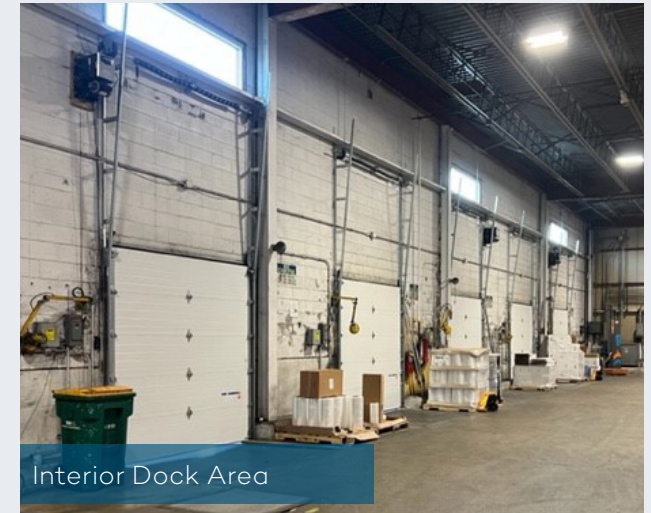
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BUILDING Images



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LOCATION Overview

Strong
Labor Pool

Minutes
to I-90

Low McHenry County
Real Estate Taxes

Pro-Business
County & Community



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12007 N Smith Drive
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35 Miles to
**O'Hare International
Airport**

Abundant Workforce
Within a 60-Minute
Drive-Time

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