

FOR SALE or LEASE

INDUSTRIAL BUILDING 7,851± SF

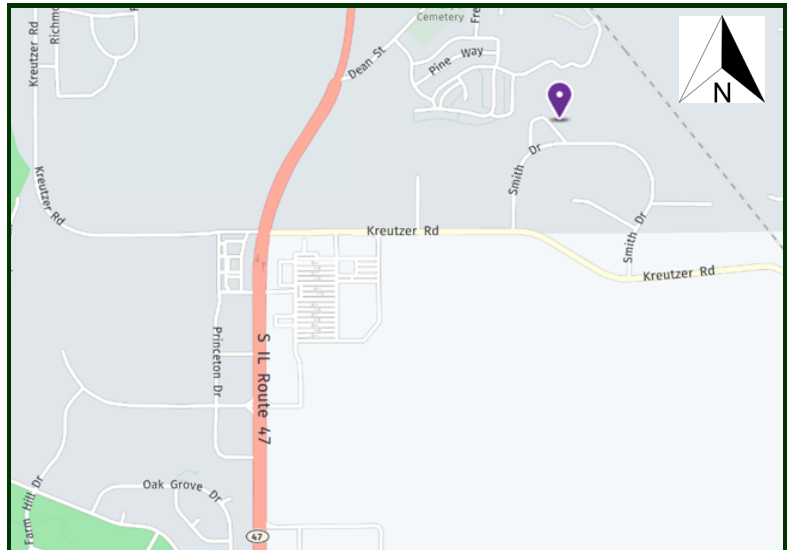
Freestanding metal industrial building on .55 acre. Air conditioned 1,200 SF remodeled office with 2 baths (1 w/shower) and mezzanine above office. Warehouse has 19' clear ceilings, 3 (12x14') DID's, triple basin drains, 600 amp (3 separate 200 amp services). Freshly painted and very clean! Ideal for all trades, automotive, construction, machine shop, etc See photos and layout. Visit Premier Commercial Realty website to see more listings.



PROPERTY SPECIFICATIONS

Description:	Free Standing Ind. Bldg.
Year Built:	1993
Building Size:	7,851 SF
Land Size:	.55 AC
Office:	1,200 SF plus Mezzanine
HVAC System:	GFA / AC (office only)
Power:	600 Amp
Sprinklered:	Yes
Floor Drains:	Triple Basin
Ceiling Height:	19' Clear
Environmental:	TBA
Parking:	17+
Washroom(s):	2 (1 w/shower)
Drive-in-Doors:	3 (12x14)
Sewer/Water:	City
Possession:	Negotiable
Zoning:	I
Real Estate Taxes:	\$11,164.22 (2017) Included in lease
CAM:	Tenant Resp. for Snow/Lawn
Lease Term:	3-5 Years
Lease Price:	\$5,200/mo. Mod. Gross (\$7.95 psf)
Sale Price:	\$537,000 (\$68.40 psf)

MLS: 09944788



DIRECTIONS: Route 47 to East on Kreutzer to Smith Drive to Smith Court.

PIN: 18-33-451-006

May 8, 2018

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

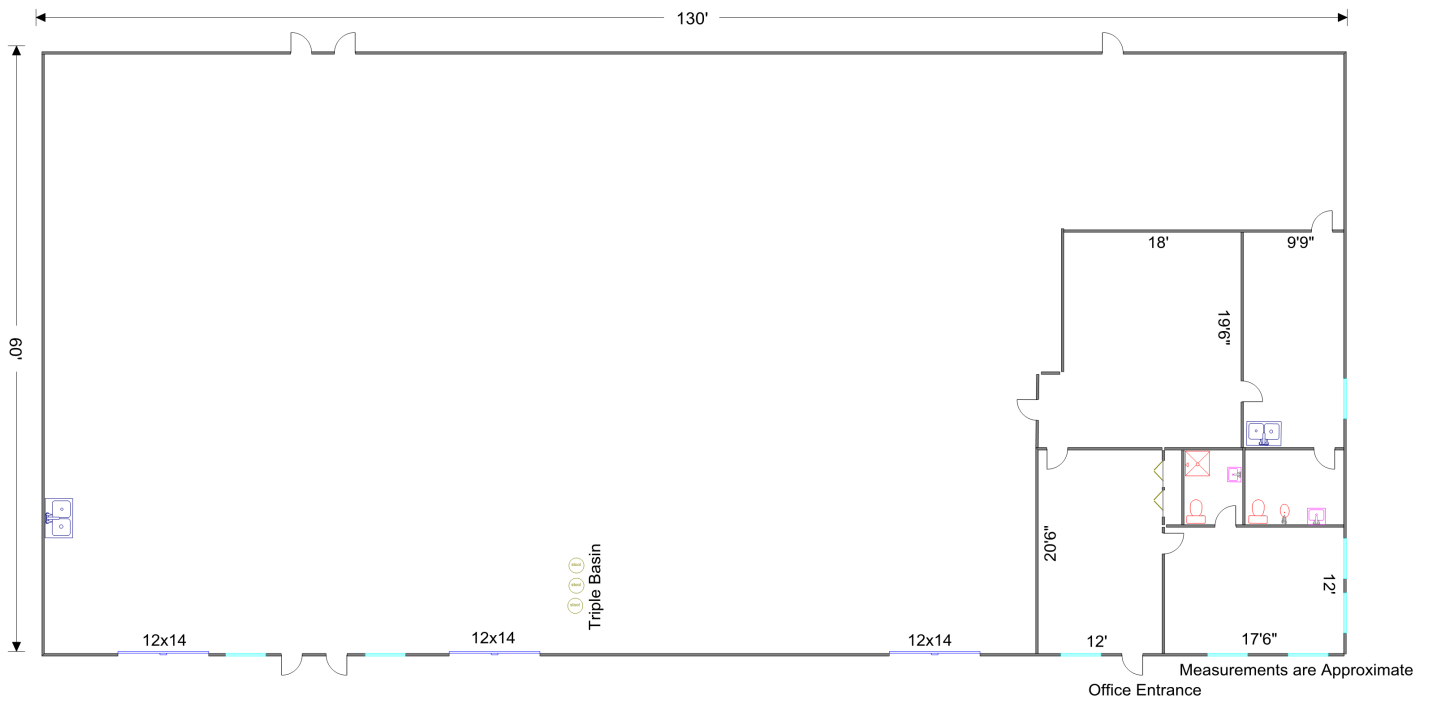
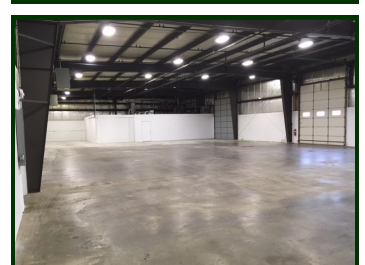
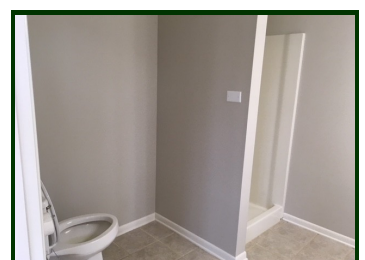
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TO VISIT OUR WEBSITE

www.PremierCommercialRealty.com

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11880 Smith Court
Huntley, IL 60142



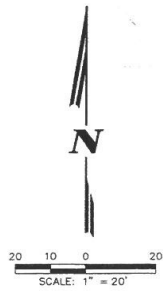
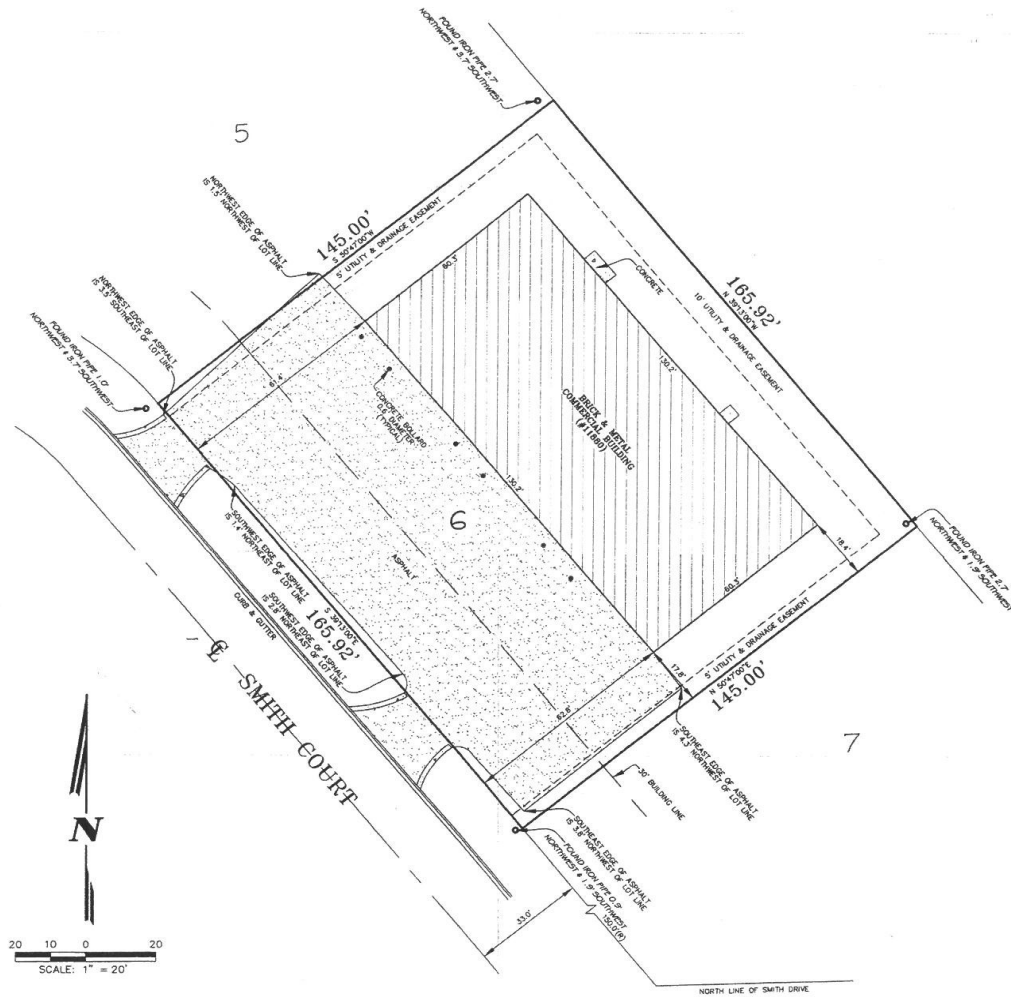
- Industrial
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Huntley, IL 60142

PLAT OF SURVEY

OF

LOT 6 IN KISHWAUKEE CENTER LOT 3 RESUBDIVISION, BEING A RESUBDIVISION OF LOT 3 IN KISHWAUKEE CENTER, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1988 AS DOCUMENT NO. 88R7844, IN MCHEMRY COUNTY, ILLINOIS.



LEGEND
 (R/M) - RECORD / MEASURED
 L - ARC LENGTH
 R - RADIUS
 CH - CHORD
 AREA = 24,058 SQ. FT.
 MORE OR LESS

PREPARED FOR: LEONARD J. MARTURANO (ATTORNEY AT LAW)
 JOB ADDRESS: 11880 SMITH DRIVE, HUNTLEY, IL
 SELLER/BUYER: VERKES TRUST / MTM PROPERTY GROUP
 JOB NO.: 17-10-0088

NEKOLA SURVEY, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 WWW.NEKOLASURVEY.COM
 400 N. SCHMIDT RD., STE. 203
 BOLLINGBROOK, ILLINOIS 60440
 (630) 226-1530 PHONE, (630) 226-1430 FAX



FIELD WORK COMPLETED ON THE 17TH DAY OF OCTOBER, 2017.
 (STATE OF ILLINOIS)
 (COUNTY OF WILL) 55

NEKOLA SURVEY, INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE PROFESSIONAL SERVICE BOUNDARY SURVEY
 DATED THIS 15TH DAY OF OCTOBER, 2017

Wayne W. Nekola
 LICENSE RENEWAL DATE: 30 NOVEMBER 2018.

- "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON-MONUMENTED SURVEY.
 NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.