

4415 S. Hi Point Drive
McHenry, IL

ENTRE
Commercial Realty LLC

For Sale or Lease

27,000 SF (3-Buildings) on 5.87 AC

AVAILABLE SIZE: 27,000 SF (3-BUILDINGS)

LAND AREA: 5.87 ACRES

BUILDING SIZE: 1705 RT. 31: 4,500 SF
1605 RT. 31: 10,000 SF
4415 S. HI POINT DR: 12,500 SF

OFFICE: 1705 RT. 31: 3,800 SF
1605 RT. 31: 600 SF
4415 S. HI POINT DR: TBD

CLEAR HEIGHT: 1705 RT. 31: 15'
1605 RT. 31: 15'-18'
4415 S. HI POINT DR: 13'-15'

LOADING: 1705 RT. 31: (1) 8'X8' DID
1605 RT. 31: (5) 12'X14' DID
(1) 44'X14' DID
4415 S. HI POINT DR: (1) 12'X12' DID
(1) 24'X12' DID

POWER: 1705 RT. 31: 200 AMP/208V/3-PH
1605 RT. 31: 600 AMP/480V/3-PH
4415 S. HI POINT DR: TBD

PROPERTY TAX: \$34,998.42 (\$1.30 PSF (2025))

LEASE RATE: \$13.00 NNN PSF
SALE PRICE: STO



Fenced
Outdoor
Storage



Maintenance
Bays, Office and
Outdoor
Storage



3-Building Single
Tenant/User
Opportunity



Heavy
Loading



Recent
Renovations

Presented By:



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Property Photos



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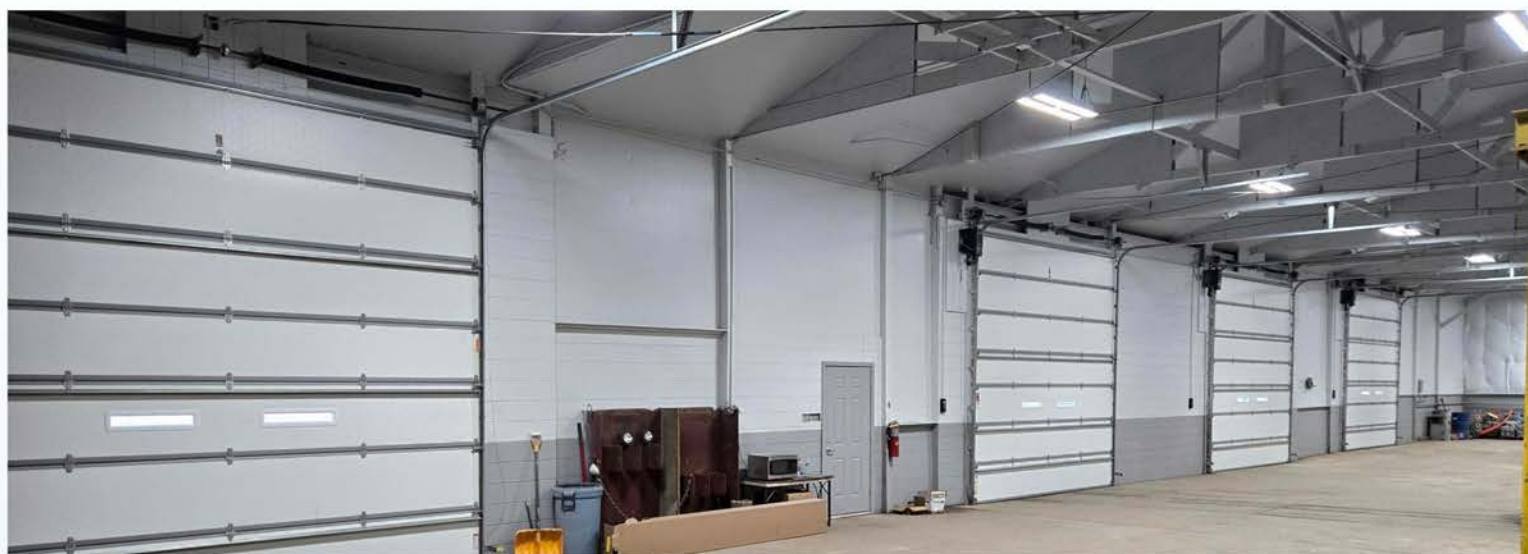
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Interior Photos



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