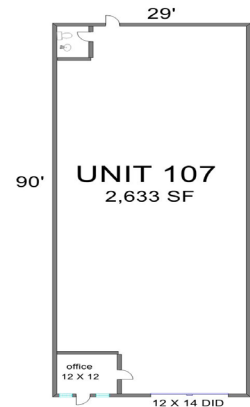


930 PYOTT RD. #107 CRYSTAL LAKE, IL 60014

FOR LEASE

MLS # 11747272

March 31, 2023



INDUSTRIAL SPACE
2,633 SF (NO AUTOMOTIVE)

\$1,974.75/mo. Modified Gross (\$9.psf)

DESCRIPTION

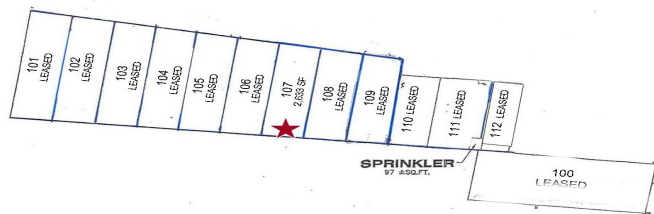
SPECIFICATIONS

INDUSTRIAL SPACE
2,633 SF

Unit 107: 2,633 SF industrial space in a multi tenant building with 21' ceilings, 12'x12' reception/office, 1 12'x14' DID and 1 bath.

Monument signage available. \$9. psf modified gross (\$1,974.75/ mo.) Tenant responsible for HVAC contract (approx \$480/yr). No automotive uses.

Building Size	39,707 SF
Unit Size	2,633 SF
Year Built	2006
Office	12x12
HVAC System	GFA (A/C Office)
Electrical	200 amp, 3 phase
Sprinklers	Yes
Washrooms	1
Ceiling Height	21'
Parking	10 (5 per unit)
DID's	(1) 12 x 14
Floor Drains	Triple Basin
Sewer/Water	City
Zoning	M
CAM & Taxes	Included w/stops
PIN Number	19-08-429-016



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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