

- Industrial
- Commercial
- Office
- Land
- Business

FOR LEASE

Office/Retail Spaces 2,100 and 2,110 SF

Two units conveniently located near the intersection of Route 176 and Route 31 (behind Walgreens) with good visibility from Route 176. Over 16,000 cars per day. Monument signage available. See attached layouts.

UNIT 6: 2,110 SF with (6) private offices, showroom/reception area, kitchenette, (1) bath, small warehouse area and (1) 10x10 DID.

UNIT 8: 2,100 SF with (8) private offices, reception, break area, (1) bath and small warehouse with (1) 10x10 DID.



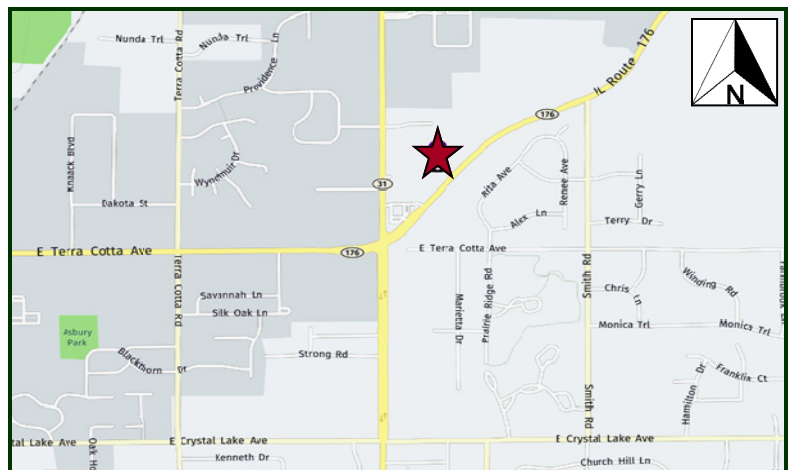
PROPERTY SPECIFICATIONS	
Description:	Multi-Tenant Strip Center
Available Units:	2,100 and 2,110 SF
Land Size:	Approx. 5 Acres
Year Built:	1997
HVAC System:	GFA/ Central Air
Electric:	200 amp
Sprinklered:	No
Washrooms:	(1) per Unit
Flooring:	Varies
Ceiling Height:	9'
Possession:	Negotiable
Parking:	Common
Sewer: Septic	Water: Well
Zoning:	B (Prairie Grove)
Real Estate Taxes:	Included in Rent
CAM:	Included in Rent
Lease Term:	Negotiable
Lease Price:	\$8.00 psf Gross
Sale Price:	Not for Sale

LoopNet: 20513575

MLS: 09761535

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$105,641	\$103,013	\$101,687
Population	4,894	33,407	105,874

TRAFFIC COUNTS:
16,000 VPD on Route 176



Directions: NE on Route 176 from Route 31. Building on Left.

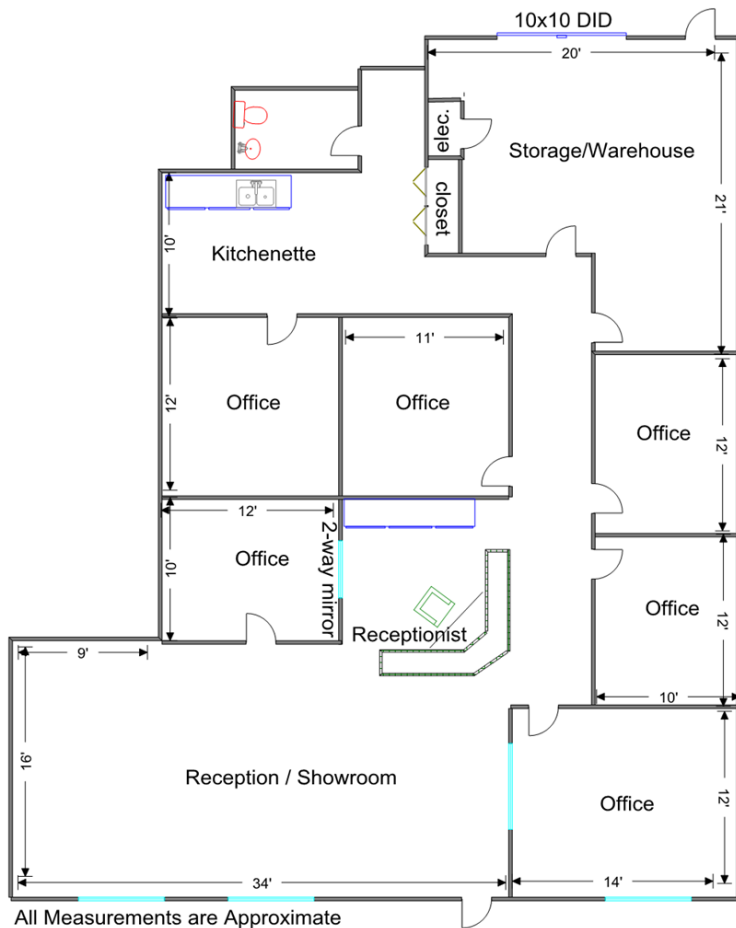
PIN: 14-34-251-023

September 25, 2017

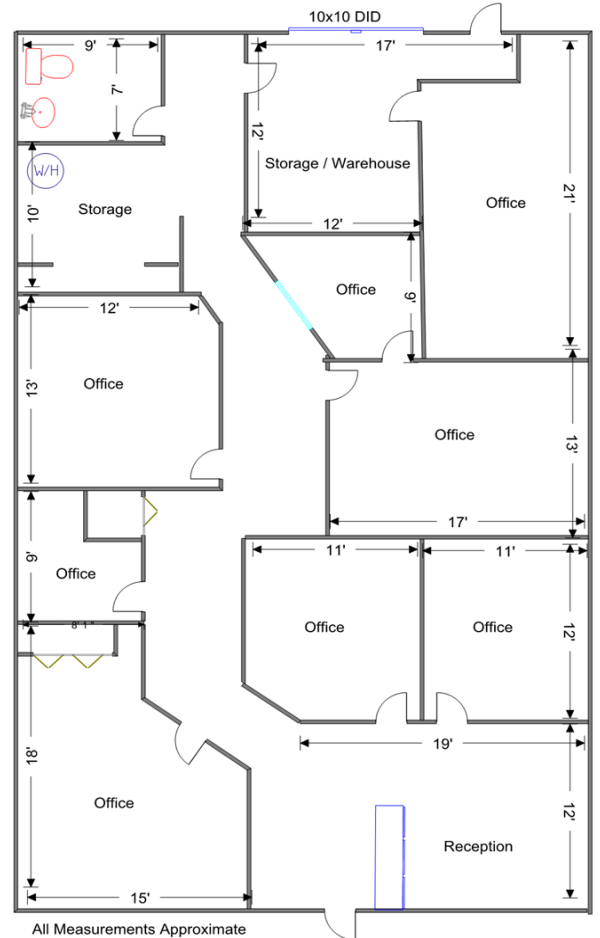
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4410 Route 176
Units 6 and 8
Crystal Lake, IL 60014



UNIT 6 2,110 SF



UNIT 8 2,100 SF