

930 PYOTT ROAD
UNIT 105
CRYSTAL LAKE, IL 60014

FOR LEASE

MLS # 11125147

June 15, 2021



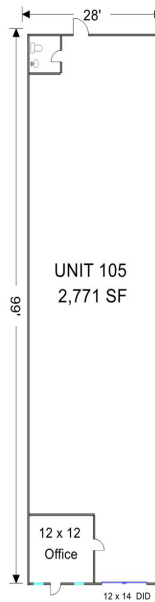
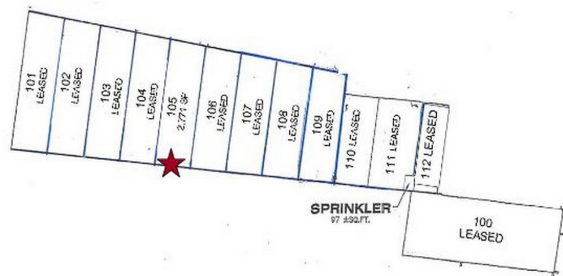
INDUSTRIAL 2,771 SF
NO AUTOMOTIVE USE

\$8.50 psf Gross (\$1,963/mo.)

DESCRIPTION

**Industrial Space
2,771 SF**

UNIT 105: 2,771 SF industrial space in a multi tenant building with 21' ceilings, 12' x 12' reception office, (1) 12 x 14 DID and (1) bath. Monument signage available. \$8.50 psf Gross. Tenant responsible for HVAC contract (approx. \$420/yr.) Available 7/1/21. No automotive uses.



SPECIFICATIONS

| | |
|----------------|--------------------|
| Building Size | 39,707 SF |
| Unit Size | 2,771 SF |
| Year Built | 2006 |
| HVAC System | GFA / A/C (office) |
| Electrical | 200 Amp 3 Phase |
| Sprinklers | Yes |
| Washrooms | 1 ADA |
| Ceiling Height | 21 FT |
| 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 |
| Possession | 7/1/21 |
| PIN | 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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