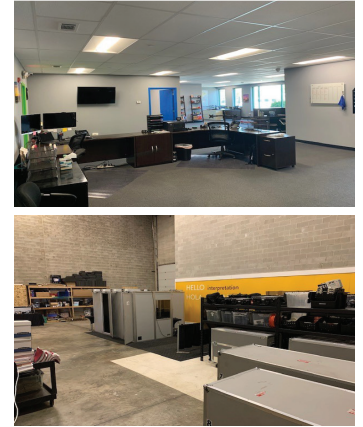


1095 PINGREE RD. #112/113 CRYSTAL LAKE, IL 60014

FOR SUBLEASE

MLS # 11124703

June 11, 2021



INDUSTRIAL FLEX 4,344 SF

**\$3,438.31/mo. Gross (\$9.50 psf)
w/ annual increases (see schedule)**

DESCRIPTION

INDUSTRIAL FLEX UNIT / SUBLEASE 4,344 SF

Unit 112/113: 4,344 SF industrial flex condo located in a 72,000 SF multi tenant building at the intersection of Pingree and Rakow Rd.

2,400 SF office has (2) private offices, large conference room, kitchenette, (2) ADA baths, large open reception/showroom area with ample space for clerical desks or displays.

2,000 SF warehouse with 30' ceiling, trench floor drain and (1) 10' x 14' DID.

SPECIFICATIONS

Building Size	72,000 SF
Unit Size	4,344 SF
Year Built	2003
Office/Showroom	2,400 SF
HVAC System	GFA / Central Air (office)
Electrical	200 AMP 3 Phase
Sprinklers	Yes
Washrooms	2 ADA
Ceiling Height	18' - 30'
Parking	Ample
DID's	(1) 10' x 14'
Floor Drains	Trench
Sewer/Water	City
Zoning	M
CAM & Taxes	Included
Sublease Term	Thru 4/30/25
PIN	19-15-101-001

SUBLEASE PAYMENT SCHEDULE

current - 4/30/22	\$3,438.31/Mo. Gross (\$9.50 psf)
5-1-22 - 4/30/23	\$3,503.47/Mo. Gross (\$9.68 psf)
5/1/23 - 4/30/24	\$3,565.01/Mo. Gross (\$9.85 psf)
5/1/24 - 4/30/25	\$3,633.79/Mo. Gross (\$10.04 psf)

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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HEATHER SCHWEITZER

Vice President/Managing Broker

Office: 847-854-2300 Ext 15

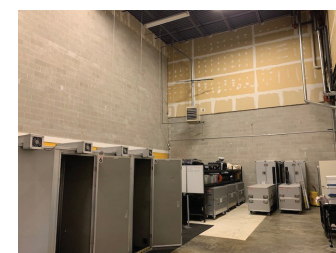
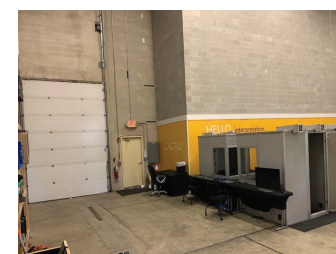
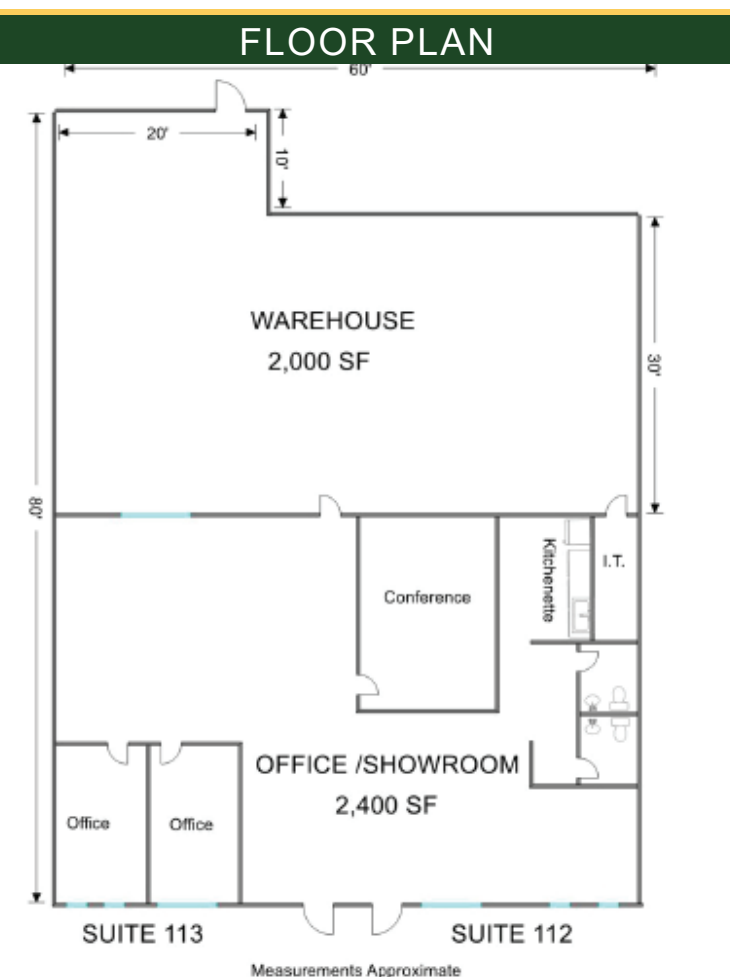
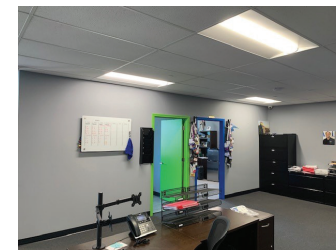
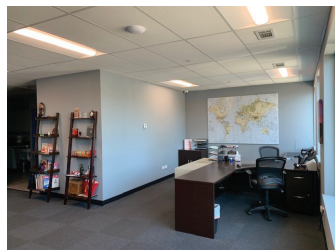
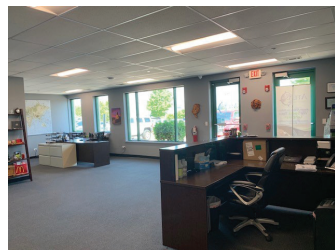
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