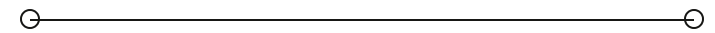


LEASE

1639 Oak Drive

1627- 1639 OAK DRIVE

McHenry, IL 60050



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.75 SF/yr (MG)
AVAILABLE SF:	2,720 SF
BUILDING SIZE:	10,800 SF
LOT SIZE:	0.8 Acres
CLEAR HEIGHT:	21'
POWER:	200 AMPS
LOADING:	1 Drive-In-Door (10'x10')
OFFICE SIZE:	30%

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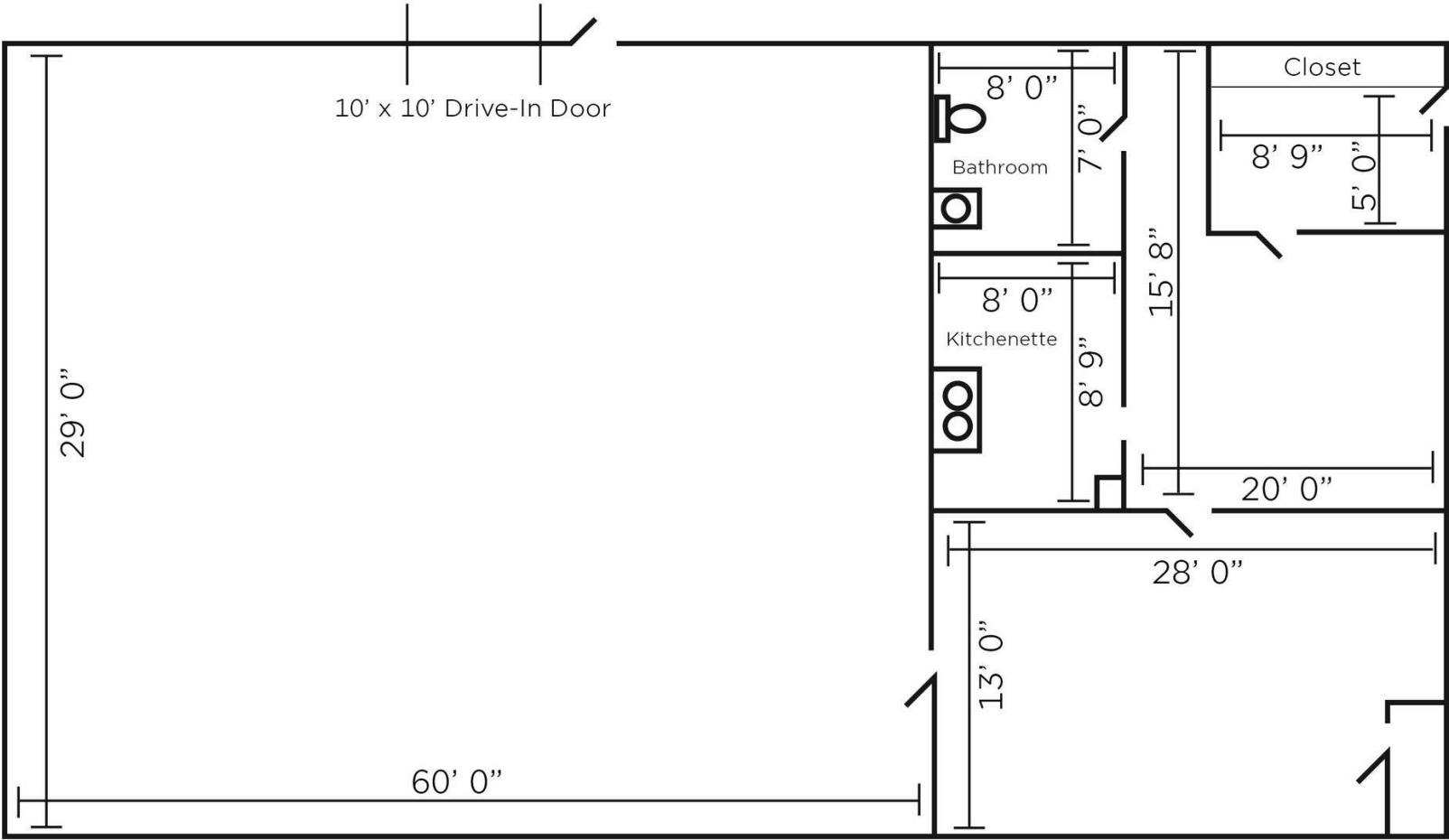
PROPERTY DESCRIPTION

This 2,720 SF industrial unit is part of a well-maintained multi-tenant building in a prime industrial location. The space features a drive-in door and 21-foot clear height, offering excellent functionality for a variety of warehousing or light industrial uses. The unit provides efficient, flexible space for growing businesses. This property is owned by a Licensed Illinois Commercial Real Estate Broker.

PROPERTY HIGHLIGHTS

- The offices have been painted and the space is very clean
- Wet sprinklers
- Three (3) ceiling fans
- Deep sink basin in the warehouse
- End- Unit

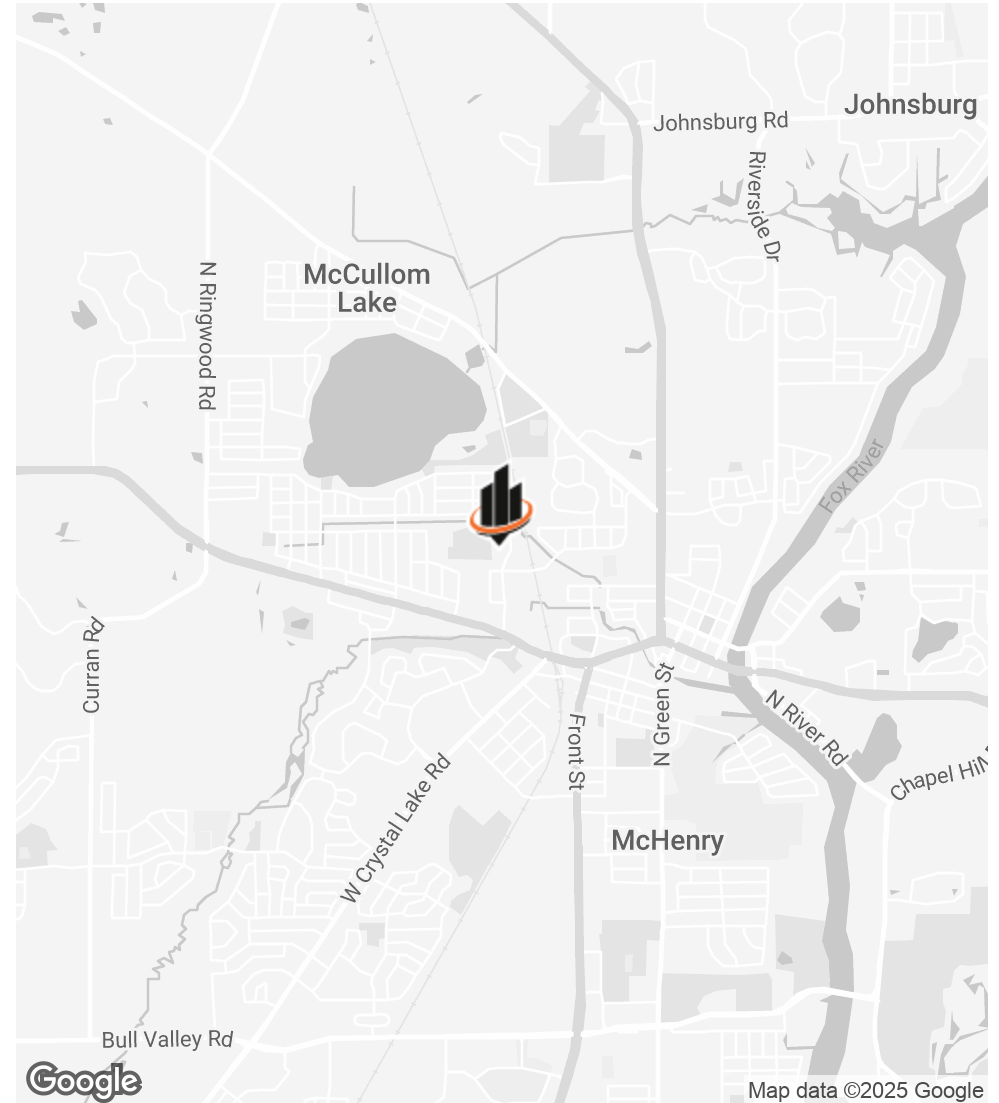
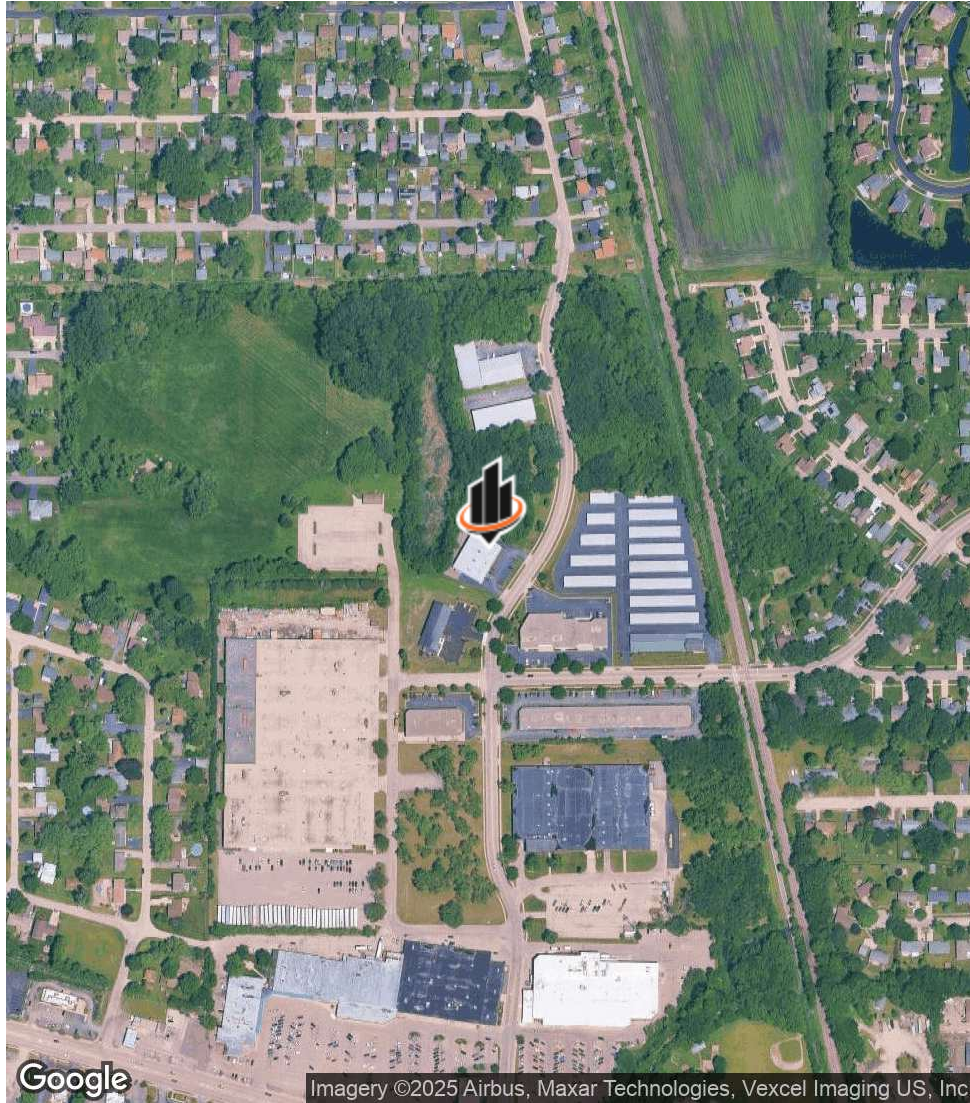
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AERIAL MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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