
Sample Crystal Lake Survey



345 Memorial Dr - Crystal Lake Business Center



Location: **S/S Memorial Dt, .5 blk E of Memorial Ct
McHenry County Ind Cluster
McHenry County Ind Submarket
McHenry County
Crystal Lake, IL 60014**

Building Type: **Class B Distribution**
Status: **Built 1992**
Tenancy: **Multiple Tenant**

Land Area: **2.17 AC**
Stories: **1**
RBA: **32,889 SF**

Management: -
Recorded Owner: -

Total Avail: **32,889 SF**
% Leased: **0%**

Ceiling Height: **22'0"**
Column Spacing: **40'w x 40'd**
Drive Ins: **10'0" w x 14'0" h**
Loading Docks: **None**
Power: **800a/120-208v 3p**

Crane: **None**
Rail Line: **None**
Cross Docks: **-**
Const Mat: **Reinforced Concrete**
Utilities: **Heating - Gas, Sewer - City, Water - City**

Expenses: **2005 Tax @ \$1.25/sf**
Parcel Number: **19-04-302-002**
Parking: **55 free Surface Spaces are available; Ratio of 1.70/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	32,889 div/7,840 ofc	32,889	\$6.50-\$7.50/nnn	Vacant	Negotiable	Direct

Divisible building - user/investor opportunity. High-end office finishes. Precast concrete construction. 3 interior truck docks, 2 drive-in-doors: 24,889 SF unit has 2 docks & 1 DID and 8,000 SF unit has 1 dock & 1 DID.

Building Notes

Divisible building. High-end office finishes. Precast concrete construction. Building is divisible into two units: 3 interior truck docks, 2 drive-in-doors:

345 Memorial Dr - Crystal Lake Business Center(cont'd)



24,889 SF unit has 2 docks & 1 DID and 8,000 SF unit has 1 dock & 1 DID.