

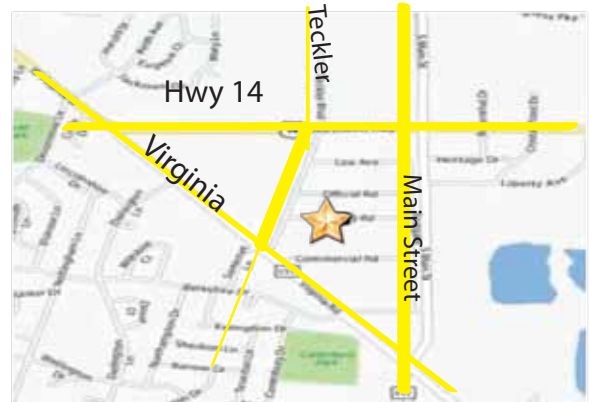


Crystal Lake, IL 60014
6213 Factory Road

For Sale (Or Lease)
Flex Office/Industrial

\$ 1,650,000.

\$73.87 PSF



Directions: Virginia Road to Teckler Blvd.
North to Factory Road, right to property.

**CONVENIENT CENTRALIZED LOCATION ONLY 3 BLOCKS SOUTH OF RT. 14
(2 BLOCKS NORTH OF VIRGINIA)**

Property Details

Zoning: M

Sprinklered: no

Ceiling height: 14-24'

Total units: 5

Parking: 50+

Power: 120/240 3-phase

Water: city

Sewer: septic

Drive in doors: 5

Foundation: concrete slab

Heat: forced air

Const type: block, brick, metal

Original building age: approx. 16 years

New addition age: approx. 7 years



NEW LISTING

Building Size: 22,338 SF
Industrial Area: 15, 338 SF
Office Area: 7000+ Mezzanine
Office Mezzanine Area: 1500 SF
Land Area: 50,000 SF
Pin # 19-08-276-042



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NOW OFFERING....

ABSOLUTELY UNIQUE, CUSTOM-DESIGNED OFFICE/INDUSTRIAL FLEX BUILDING FOR SALE IN CRYSTAL LAKE. THIS HIGH- QUALITY BUILDING FEATURES UPSCALE EXECUTIVE OFFICES, ELEGANT BOARDROOMS WITH DESIGNER LIGHTING & WET BAR, HIGH CEILINGS, GREAT LIGHTING, NEARLY 1500 SF OF AIR-CONDITIONED MEZZANINE LOFT OFFICE SPACE. THIS BUILDING COMES COMPLETE WITH RECEPTION AREAS, WET PANTRIES, OFFICE STORAGE, CLOSETS, & MULTIPLE UTILITY CLOSETS FOR EXTRA STORAGE. THIS SPACE WITH SECURITY SYSTEM CAN BE DELIVERED FULLY-FURNISHED WITH DESKS, FILE CABINETS, CONFERENCE TABLES & CHAIRS, ETC. (FOR AN ADDITIONAL COST) AND IS FULLY WIRED AND DESIGNED FOR EFFICIENCY & COMFORT.



SOPHISTICATED OFFICE SPACE WITH CUSTOM DESIGNED CONFERENCE AREAS.



HIGH CEILINGS-IDEAL FOR RACKING

AMPLE PARKING



DRIVE-IN-DOORS



**FOR MORE INFORMATION CONTACT
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