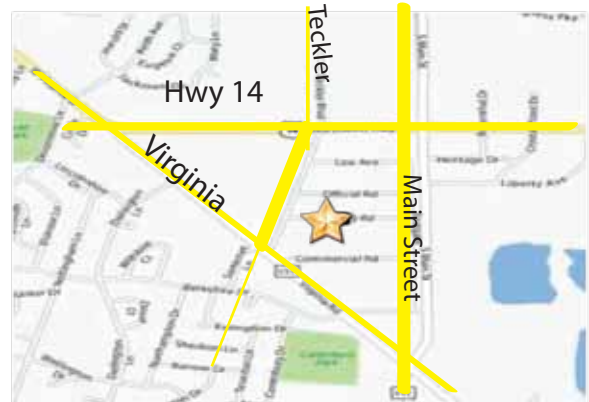




6213 Factory Road
Crystal Lake, IL 60014

For Lease

Flex Office/Industrial
2000-7000 SF Office
3000-4580 SF Industrial
1500 SF Mezzanine



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
Pin # 19-08-276-042

Flex Office/Industrial Space Available



Space Available

2000-7000 SF Office: \$9.75 psf Gross
3000-4580 SF Industrial: \$7.50 psf Gross
1500 SF Mezzanine Loft Office: \$7.50 psf Gross



WAGNER COMMERCIAL
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6213 Factory Road,
Crystal Lake IL 60014

NOW OFFERING....

ABSOLUTELY UNIQUE, CUSTOM-DESIGNED OFFICE/INDUSTRIAL FLEX SPACE FOR LEASE IN CRYSTAL LAKE. THIS HIGH- QUALITY BUILDING FEATURES UPSCALE EXECUTIVE OFFICES, AN ELEGANT BOARDROOM WITH DESIGNER LIGHTING & A WET-BAR, AND THE EXECUTIVE OFFICE RIGHT OFF OF THE BOARDROOM FEATURES A PRIVATE FIREPLACE. THE INDUSTRIAL/ FLEX PORTION, WITH IT'S HIGH CEILINGS, GREAT LIGHTING & RELATIVELY OPEN FLOOR PLAN CREATES A LIGHT ATMOSPHERE WHILE THE NEARLY 1500 SF OF AIR-CONDITIONED MEZZANINE LOFT OFFICE SPACE PROVIDES PANORAMIC "BIRDS-EYE" VIEWS OF THE OPERATIONS BELOW.

THIS SPACE COMES COMPLETE WITH A RECEPTION AREA, WET PANTRY, OFFICE STORAGE CLOSET, & MULTIPLE UTILITY CLOSETS FOR EXTRA STORAGE. THIS "MOVE-IN" READY SPACE WITH SECURITY SYSTEM & CAN BE DELIVERED FULLY-FURNISHED WITH DESKS, FILE CABINETS, CONFERENCE TABLES & CHAIRS, ETC. (AT REQUEST OF TENANT & FOR AN ADDITIONAL FEE). SPACE IS FULLY WIRED, AND DESIGNED FOR EFFICIENCY, & COMFORT.



SOPHISTICATED OFFICE SPACE WITH
CUSTOM DESIGNED CONFERENCE AREAS.

AMPLE PARKING



DRIVE-IN-DOORS



HIGH CEILINGS



FOR MORE INFORMATION CONTACT
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