

RETAIL / OFFICE

10 & 60 W. Terra Cotta Ave Crystal Lake IL

FOR LEASE



PROPERTY HIGHLIGHTS

- High Profile Commercial Building Situated Among Major Thoroughfares of Crystal Lake
- Signalized Intersection | Dedicated Turn Lane | Excellent Visibility on Walkup Ave & IL 176
- Reputable Co-Tenancies in Strip Center | Many Retailers & Restaurants Nearby
- Hard Corner Out lot For Sale—Subject to Offer

PROPERTY SPECIFICATIONS

OFFERING :	For Lease
FOR SALE:	.63 AC Vacant Lot Subject to offer
LEASE RATE :	\$15 NNN
CAM:	\$8.00
SIZE:	40-I : 1,100 SF 60-F : 1,100 SF 60-D : 2,880 SF
AGE:	1988
DIVISIBLE:	Yes
ACRES:	3.34 (2 Parcels)
ZONING:	O-PUD
UTILITIES:	Tenant's Responsibility
PARKING:	Shared Lot 115 Spaces
SIGNAGE:	Wall

Offered By:

Tim Billimack & Nicole Kirchberg

815.355.0196 | 815.307.2222

billimack@gmail.com

nckirchberg@gmail.com



BLUE CHIP COMMERCIAL REAL ESTATE 101 N MAIN ST, SUITE 15 CRYSTAL LAKE, IL

RETAIL/OFFICE

10 & 60 W. Terra Cotta Ave, Crystal Lake IL

FOR LEASE



Offered By:
Tim Billimack & Nicole Kirchberg
815.355.0196 | 815.307.2222
billimackt@gmail.com
nckirchberg@gmail.com



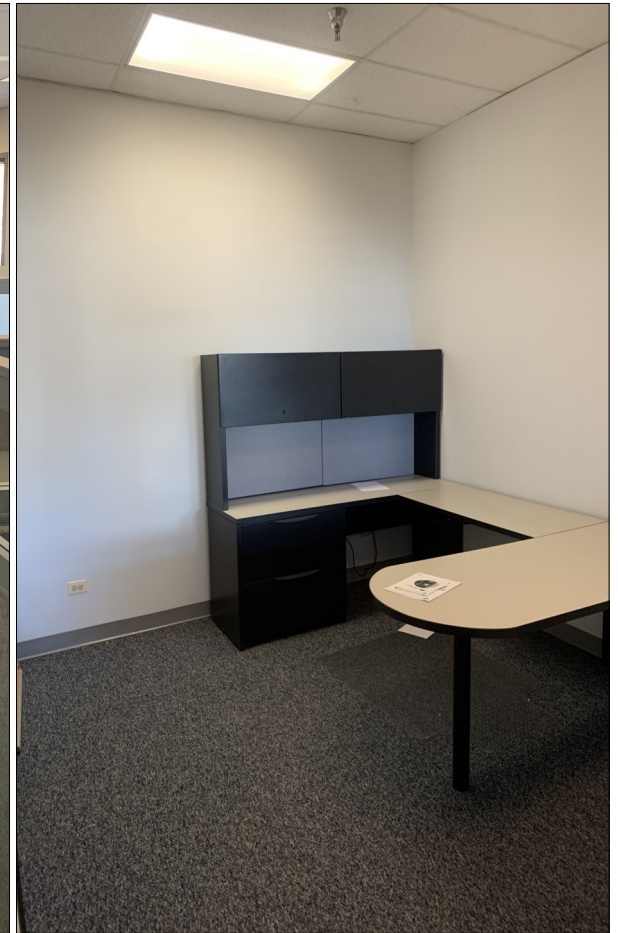
BLUE CHIP COMMERCIAL REAL ESTATE 101 N MAIN ST, SUITE 15 CRYSTAL LAKE, IL

RETAIL/OFFICE

10 & 60 W. Terra Cotta Ave, Crystal Lake IL

UNIT D - PHOTOS

2,880 SF



Offered By:

Tim Billimack & Nicole Kirchberg

815.355.0196 | 815.307.2222

billimackt@gmail.com

nckirchberg@gmail.com

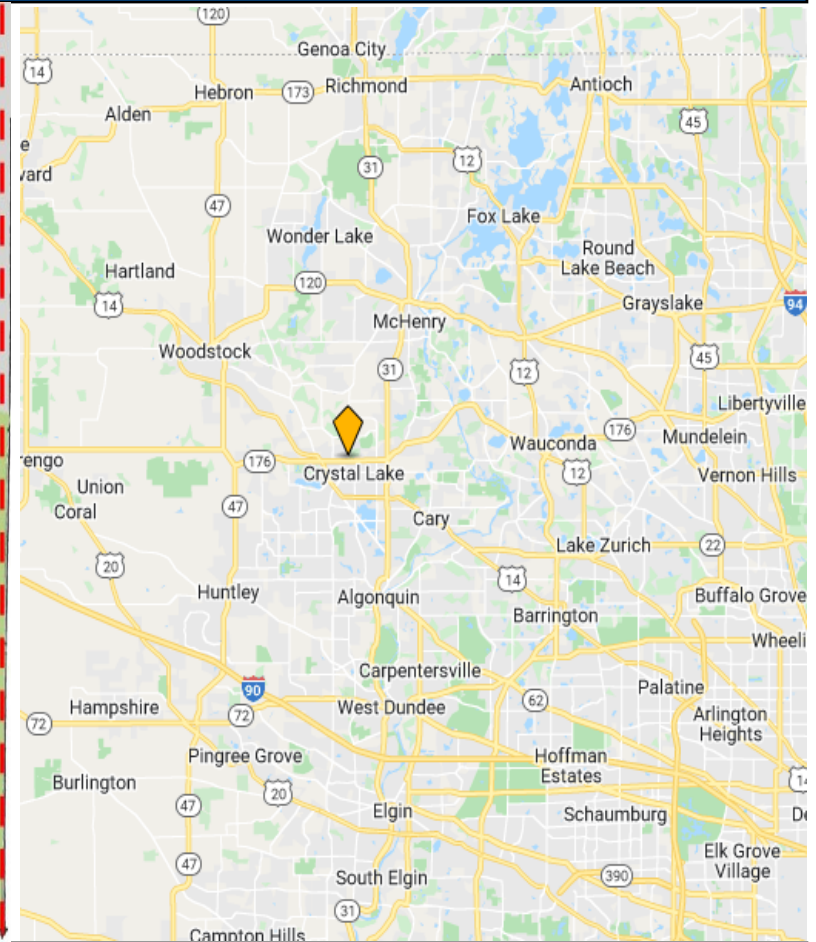
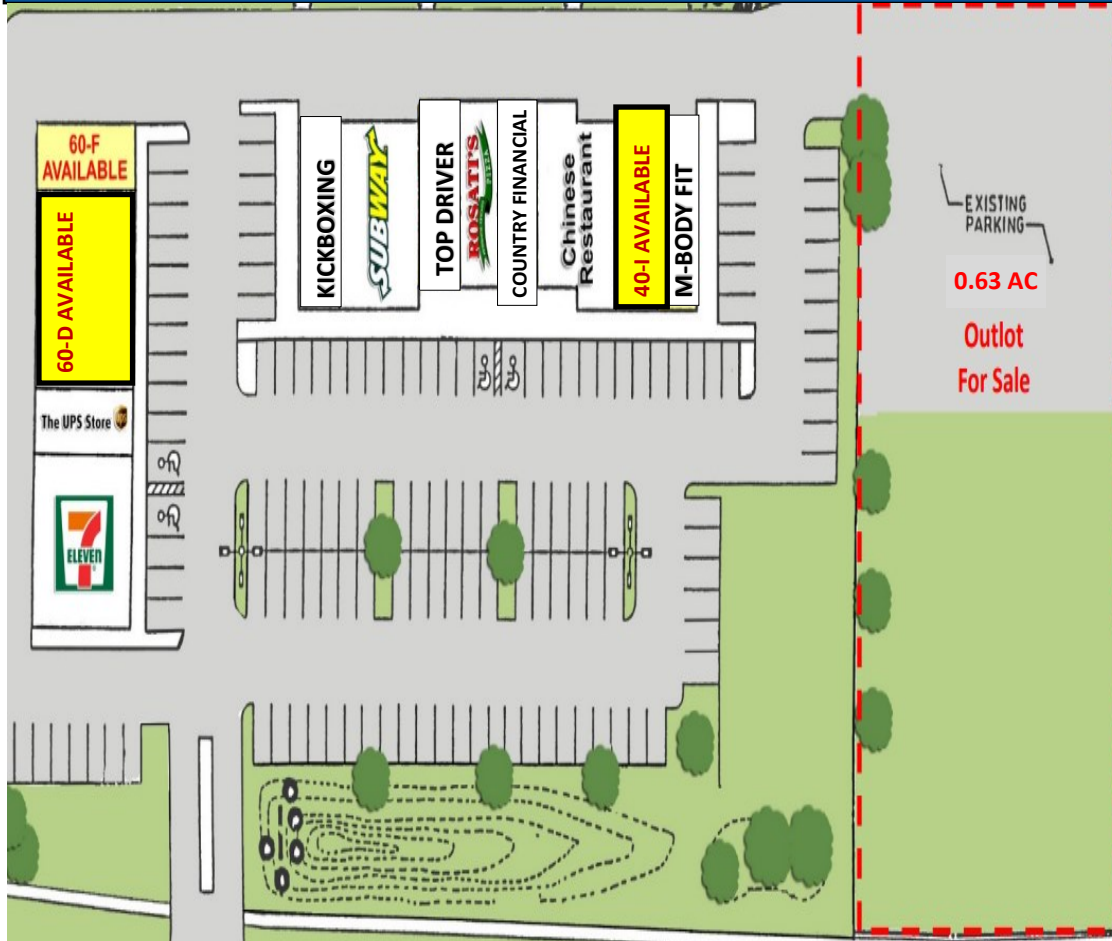


BLUE CHIP COMMERCIAL REAL ESTATE 101 N MAIN ST, SUITE 15 CRYSTAL LAKE, IL

RETAIL/OFFICE

10 & 60 W. Terra Cotta Ave, Crystal Lake, IL

FOR LEASE



Offered By:

Tim Billimack & Nicole Kirchberg

815.355.0196 | 815.307.2222

billimackt@gmail.com

nckirchberg@gmail.com



BLUE CHIP COMMERCIAL REAL ESTATE 101 N MAIN ST, SUITE 15 CRYSTAL LAKE, IL