

# FOR LEASE

## WAREHOUSE SPACE AVAILABLE 1095 PINGREE ROAD, CRYSTAL LAKE, IL



### PROPERTY HIGHLIGHTS

OFFERING:	For Lease
BUILD-OUT:	Flex Warehouse
RESTROOMS:	Private (In Unit)
UTILITIES:	Tenant's Responsibility
ELEVATOR:	Elevator Access
LAKE VIEWS:	Scenic Views of Three Oaks Recreation Center
MANAGEMENT:	Professional On-Site Property Manager
PARKING:	Common Shared
BUILDING AGE:	2003
LOT SIZE:	6.88 Acres
ACCESS:	Easy Access to Route 31, NW Highway, Randall Rd.



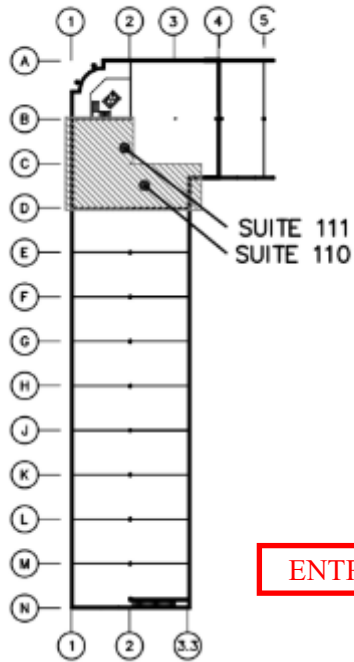
**Tim Billimack**  
Managing Broker  
815.355.0196  
billimackt@gmail.com

UNIT	SF	GROSS RATE	MONTH	UNIT	SF	GROSS RATE	MONTH
110-111	3,500	\$10.50 SF	\$3,063	101	2,070	\$12.60 SF	\$2,174
Outside Storage	1/2 Acre	Fenced	\$2,000				
Outside Storage	1/2 Acres	Gravel	\$1,200				

# NEIGHBORHOOD AERIAL MAP



# SUITE 110-111 | 3,500 SF



ENTRANCE

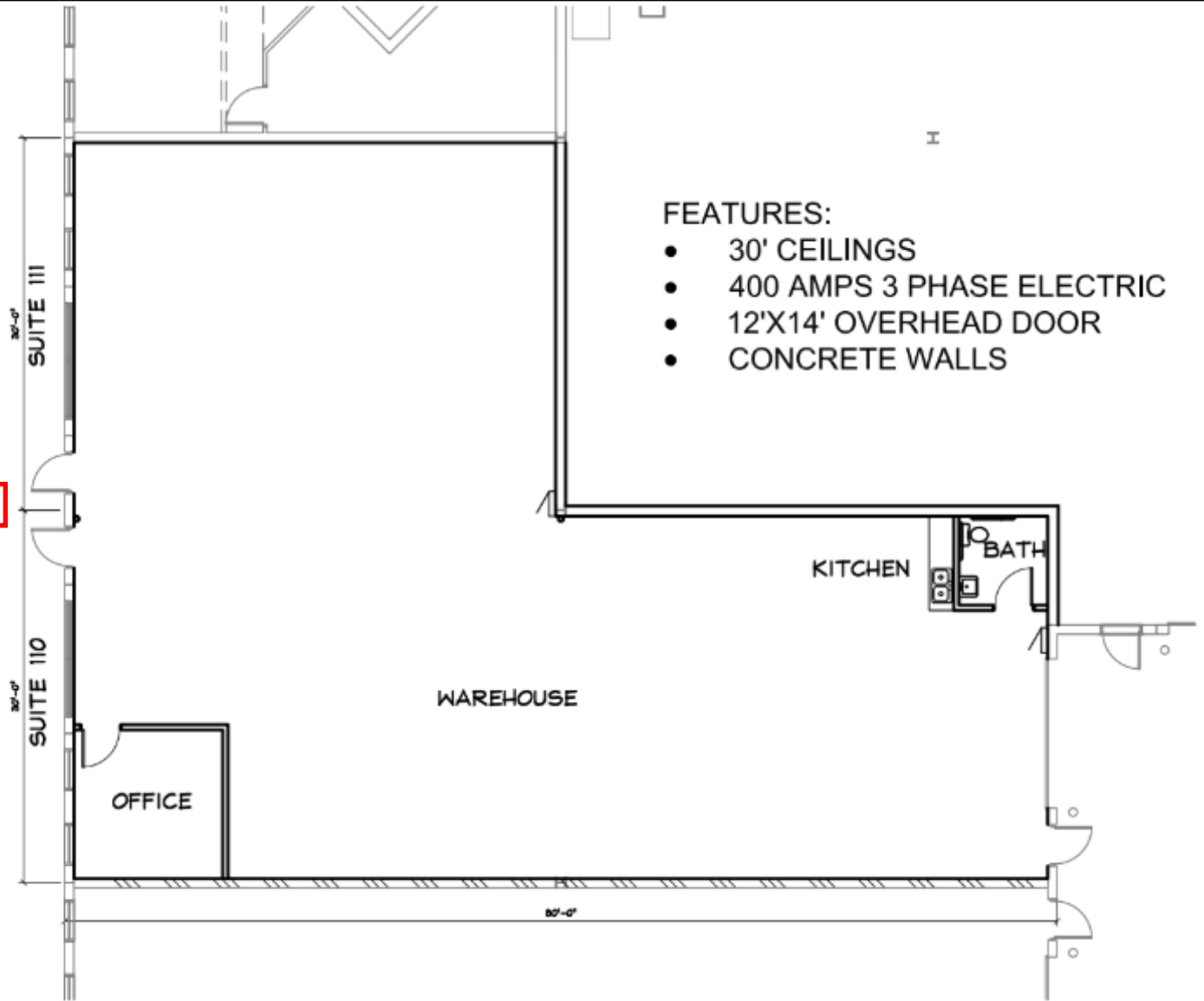
KEY PLAN



SUITE 110-111  
APPROX 3,500 SF



1095 PINGREE ROAD  
CRYSTAL LAKE, IL



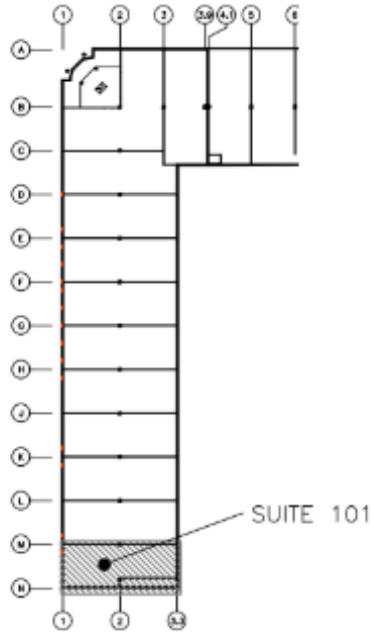
## FEATURES:

- 30' CEILINGS
- 400 AMPS 3 PHASE ELECTRIC
- 12'X14' OVERHEAD DOOR
- CONCRETE WALLS

FLOOR PLAN - GROUND FLOOR



# SUITE 101 | 2,070 SF



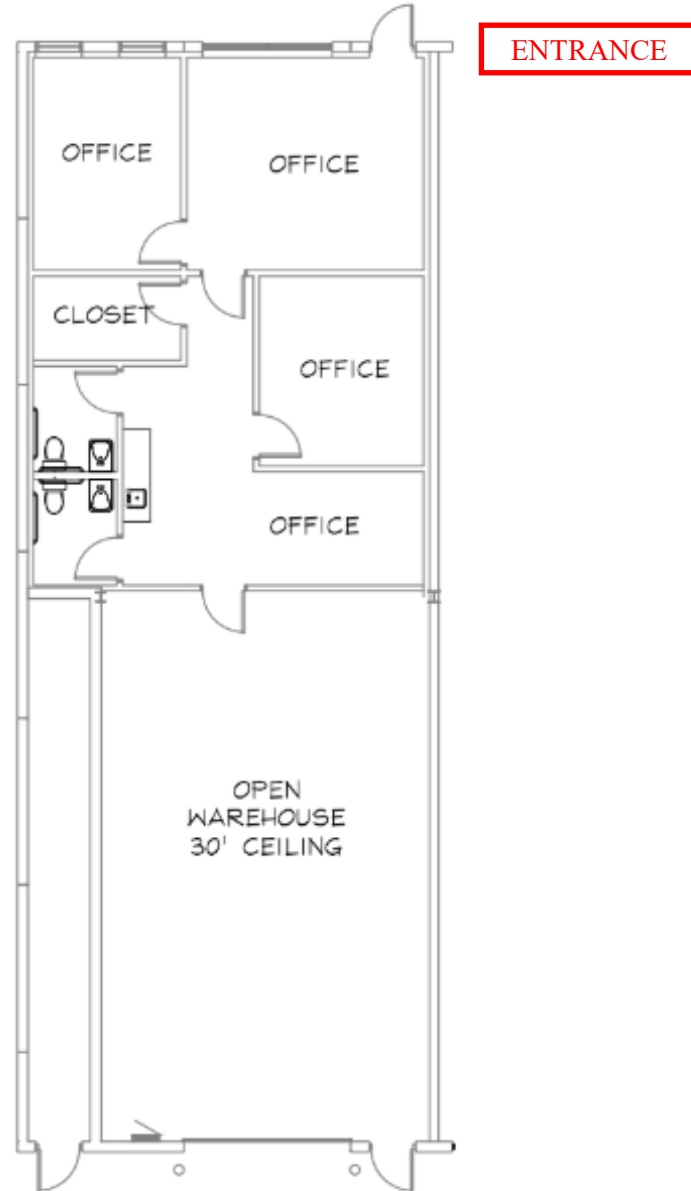
KEY PLAN



SUITE 101  
APPROX 2,070 SF



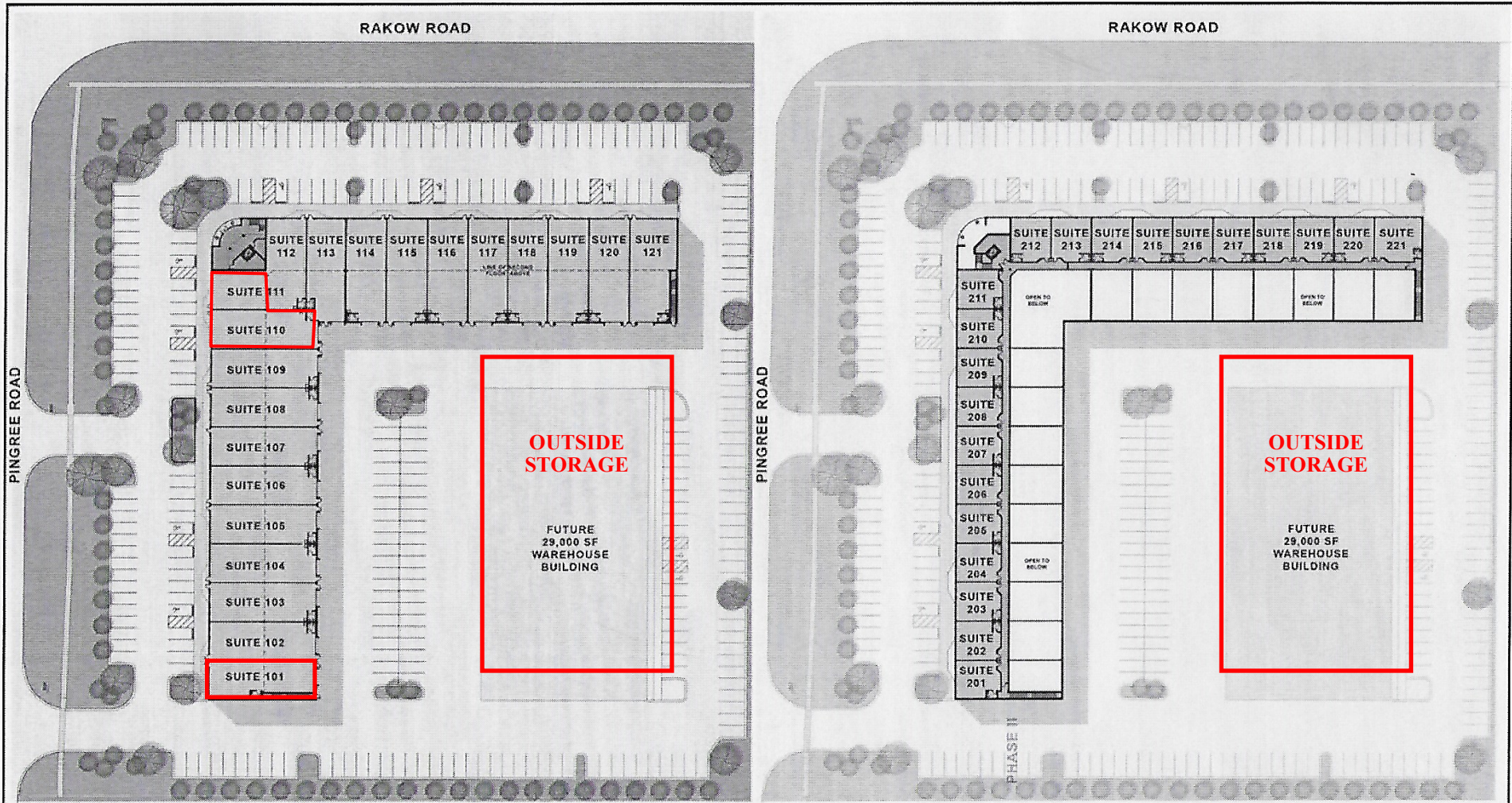
1095 PINGREE ROAD  
CRYSTAL LAKE, IL



SPACE PLAN



# BUILDING LEASING PLAN



LEVEL 1 PLAN

LEVEL 2 PLAN

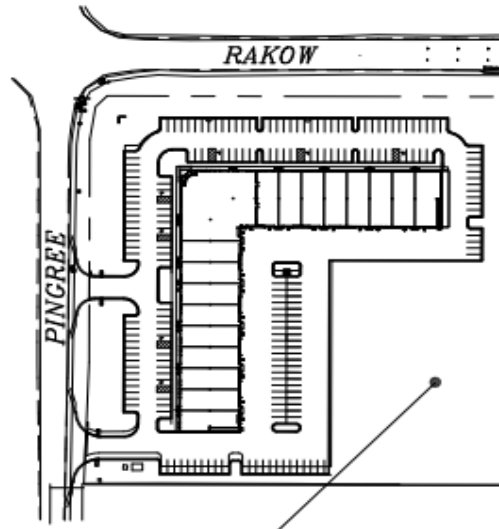
Pingree & Rakow  
 1095 Pingree Road  
 Crystal Lake, Illinois

FLOOR PLANS

SCALE: 1/32" = 1'-0"



# OUTSIDE STORAGE



STORAGE AREA

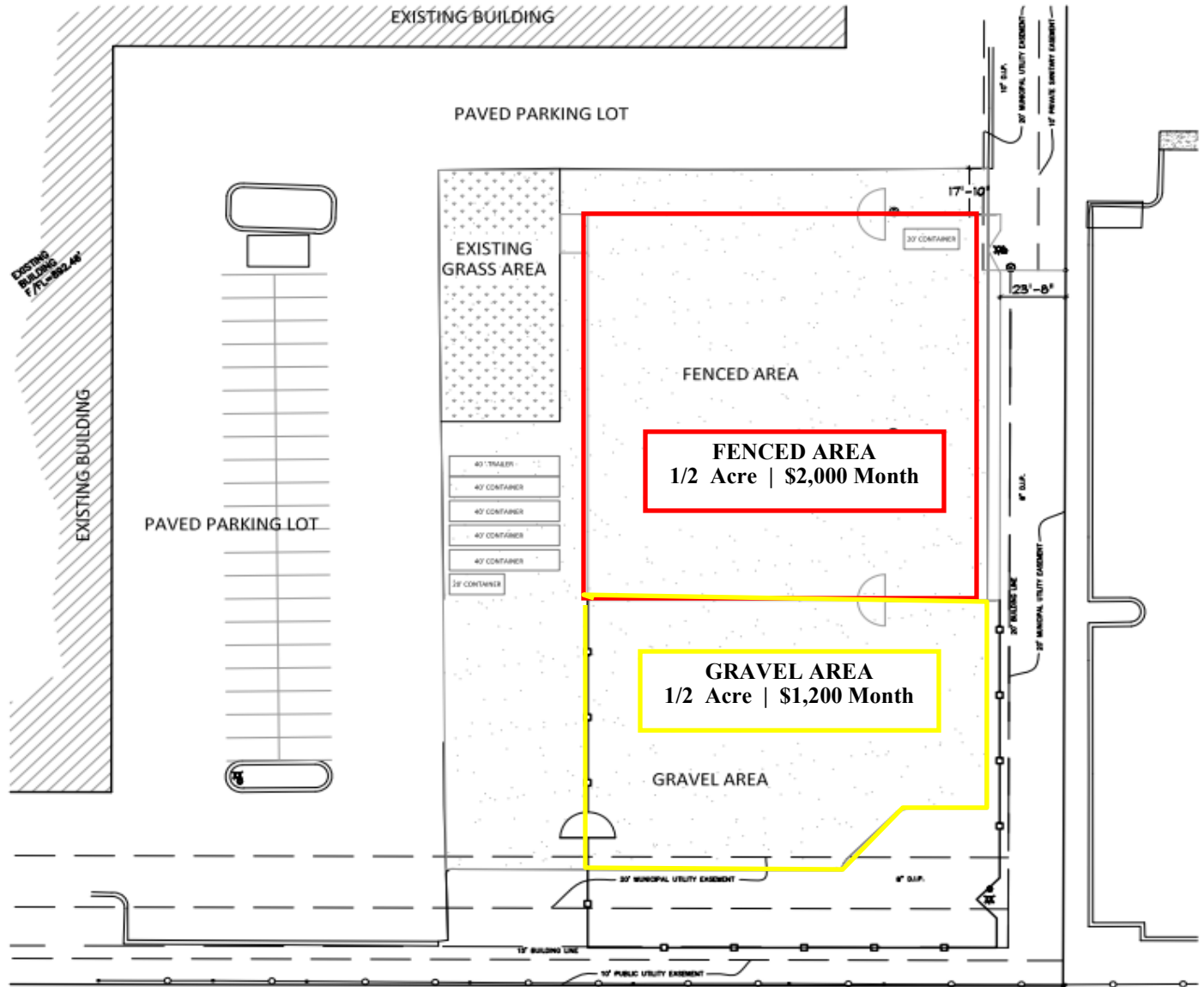
KEY PLAN



1095 PINGREE RD.  
FENCED STORAGE AREA



1095 PINGREE ROAD, SUITE 300  
CRYSTAL LAKE, IL 60614  
847-854-0800

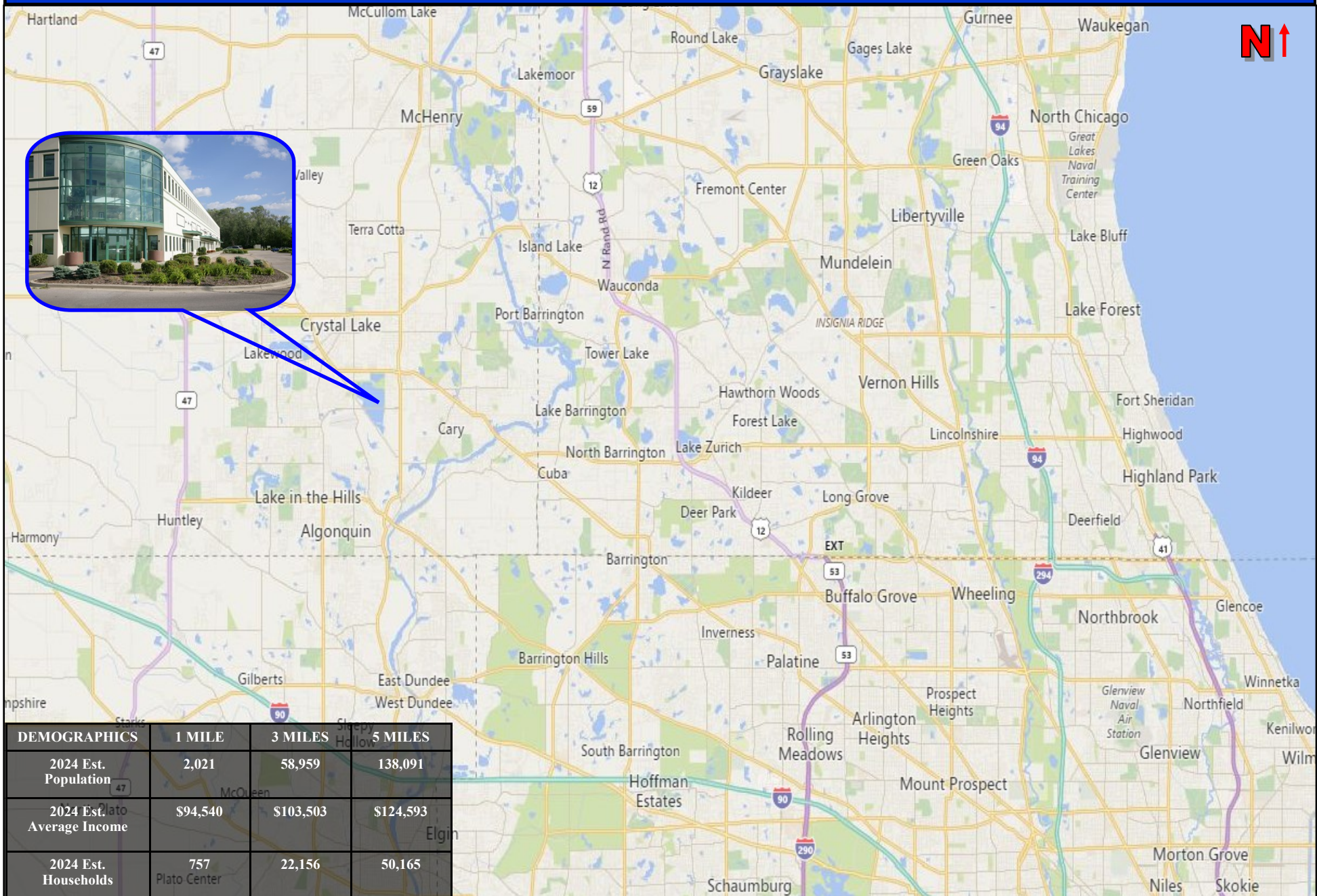


STORAGE AREA PLAN

1-08-19



# STREET MAP & DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Est. Population	2,021	58,959	138,091
2024 Est. Average Income	\$94,540	\$103,503	\$124,593
2024 Est. Households	757	22,156	50,165

Disclaimer: Blue Chip Commercial Real Estate, LLC is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale or lease.