

FOR LEASE

**OFFICE/WAREHOUSE SPACE AVAILABLE
1095 PINGREE ROAD, CRYSTAL LAKE, IL**



PROPERTY HIGHLIGHTS

| | |
|---------------|--|
| OFFERING: | For Lease |
| BUILD-OUT: | Office / 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. |



BLUE CHIP

Commercial Real Estate, LLC.
Development | Investments | Brokerage

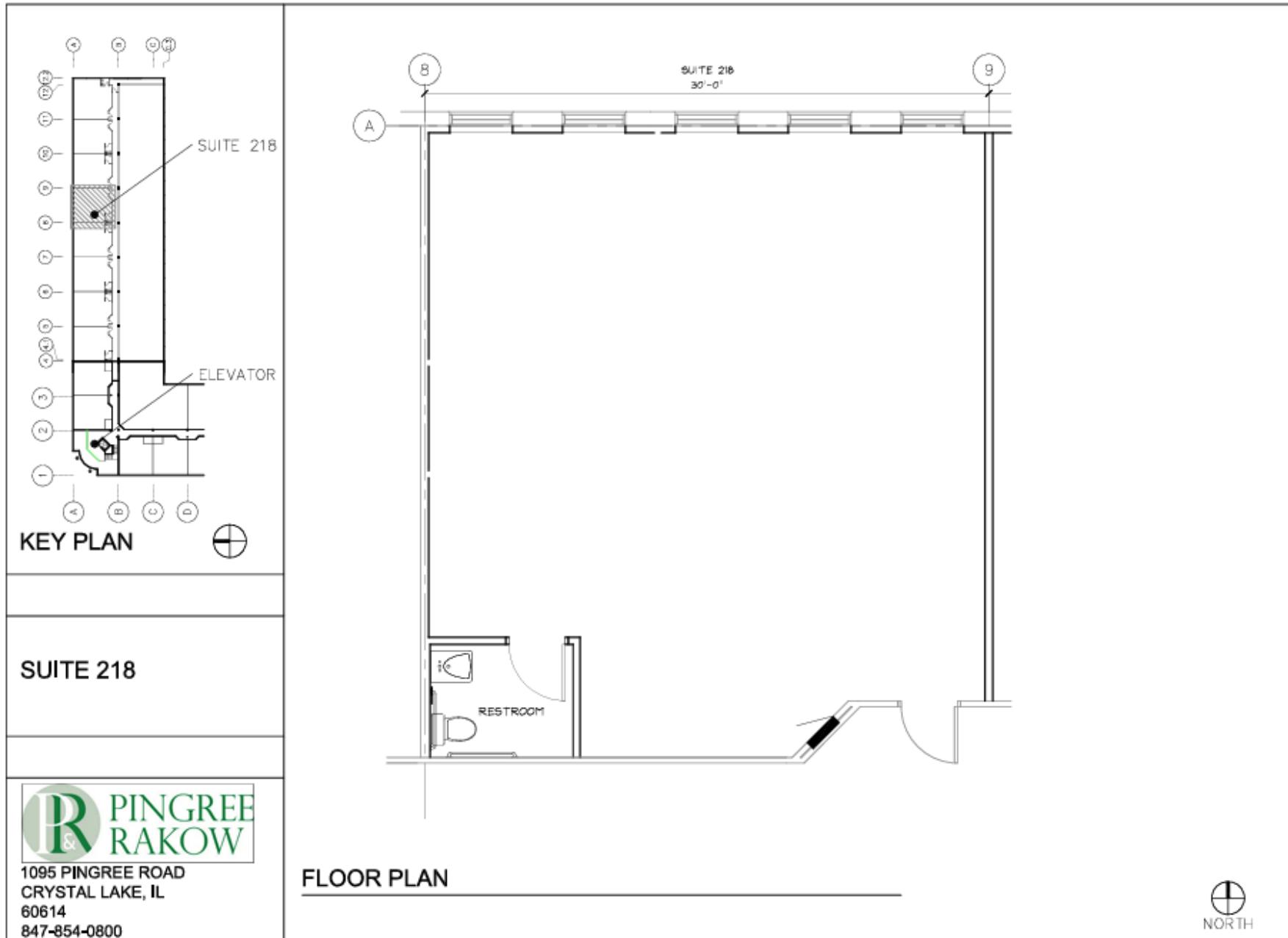
Tim Billimack
Managing Broker
815.355.0196
billimackt@gmail.com

| UNIT | SF | GROSS RATE | MONTH | UNIT | SF | GROSS RATE | MONTH |
|-----------------|-----------|------------|---------|---------|-------|------------|---------|
| 218 | 1,020 | \$17 SF | \$1,445 | 220-221 | 2,185 | \$17 SF | \$3,095 |
| Outside Storage | 1/2 Acre | Fenced | \$2,000 | 102 | 2,400 | \$14 SF | \$2,800 |
| Outside Storage | 1/2 Acres | Gravel | \$1,200 | | | | |

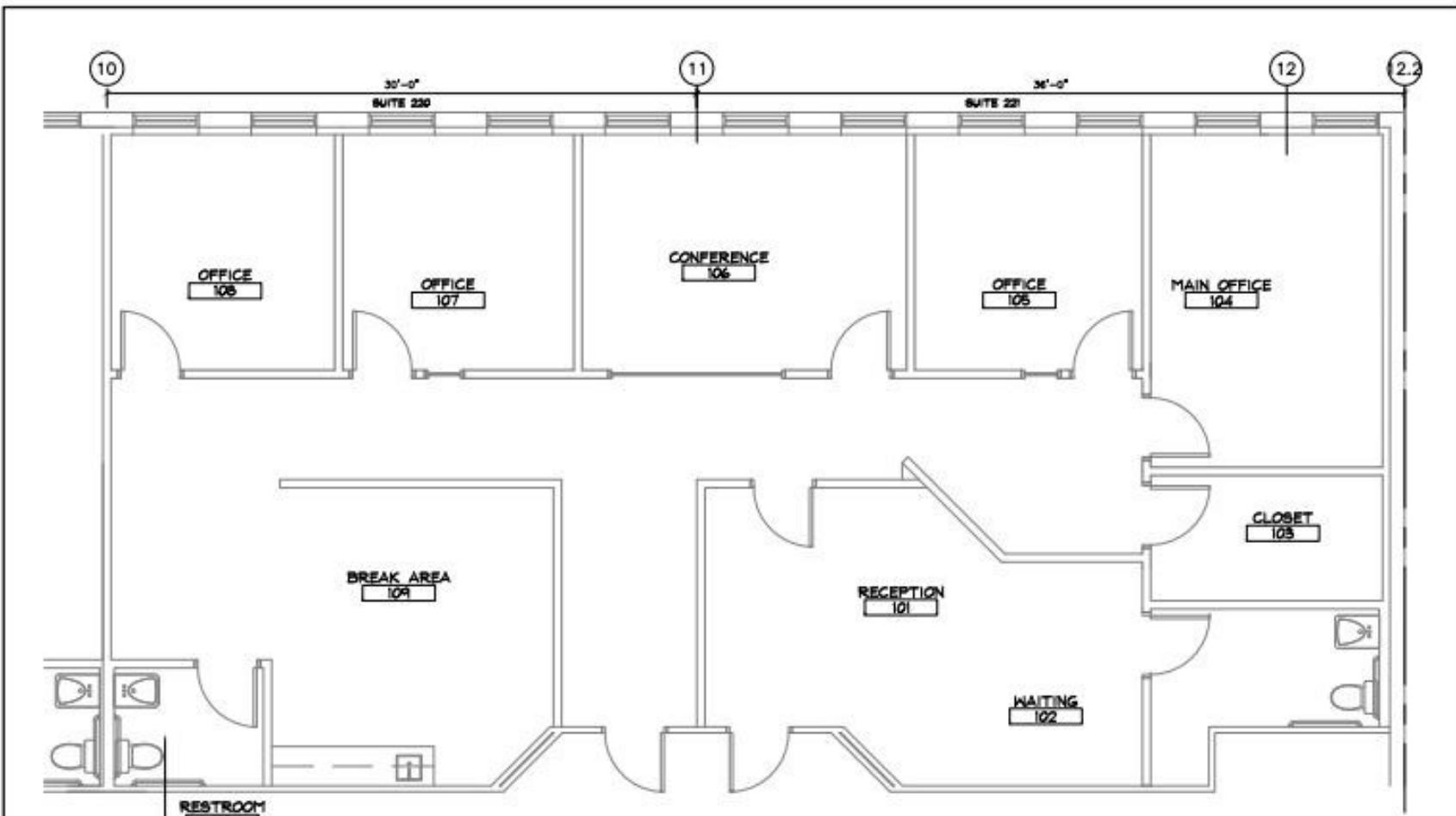
NEIGHBORHOOD AERIAL MAP



218 FLOOR PLAN



220-221 FLOOR PLAN



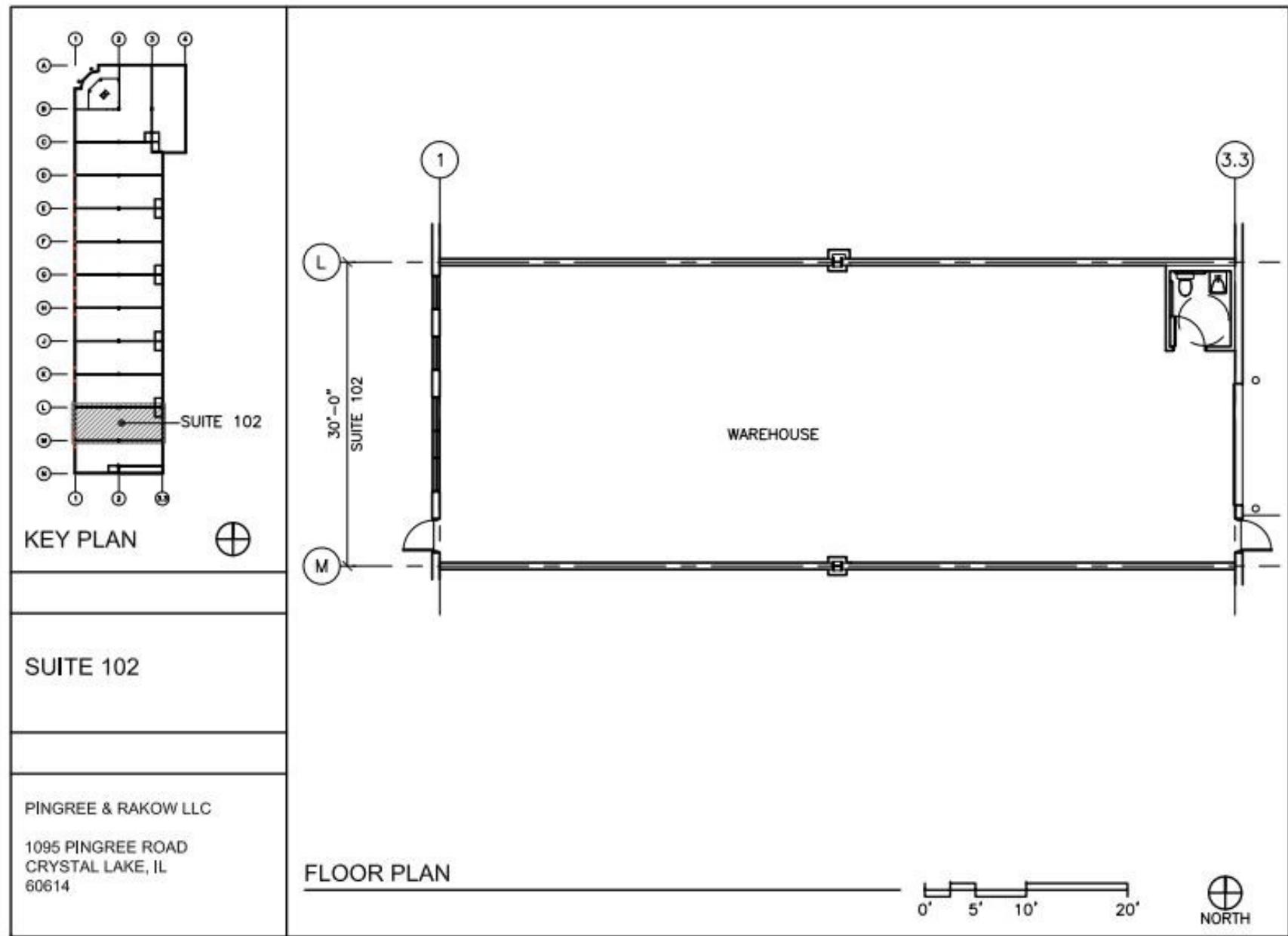
1095 PINGREE ROAD
CRYSTAL LAKE, IL 60014
847-854-0800

SPACE PLAN SUITE 220-221

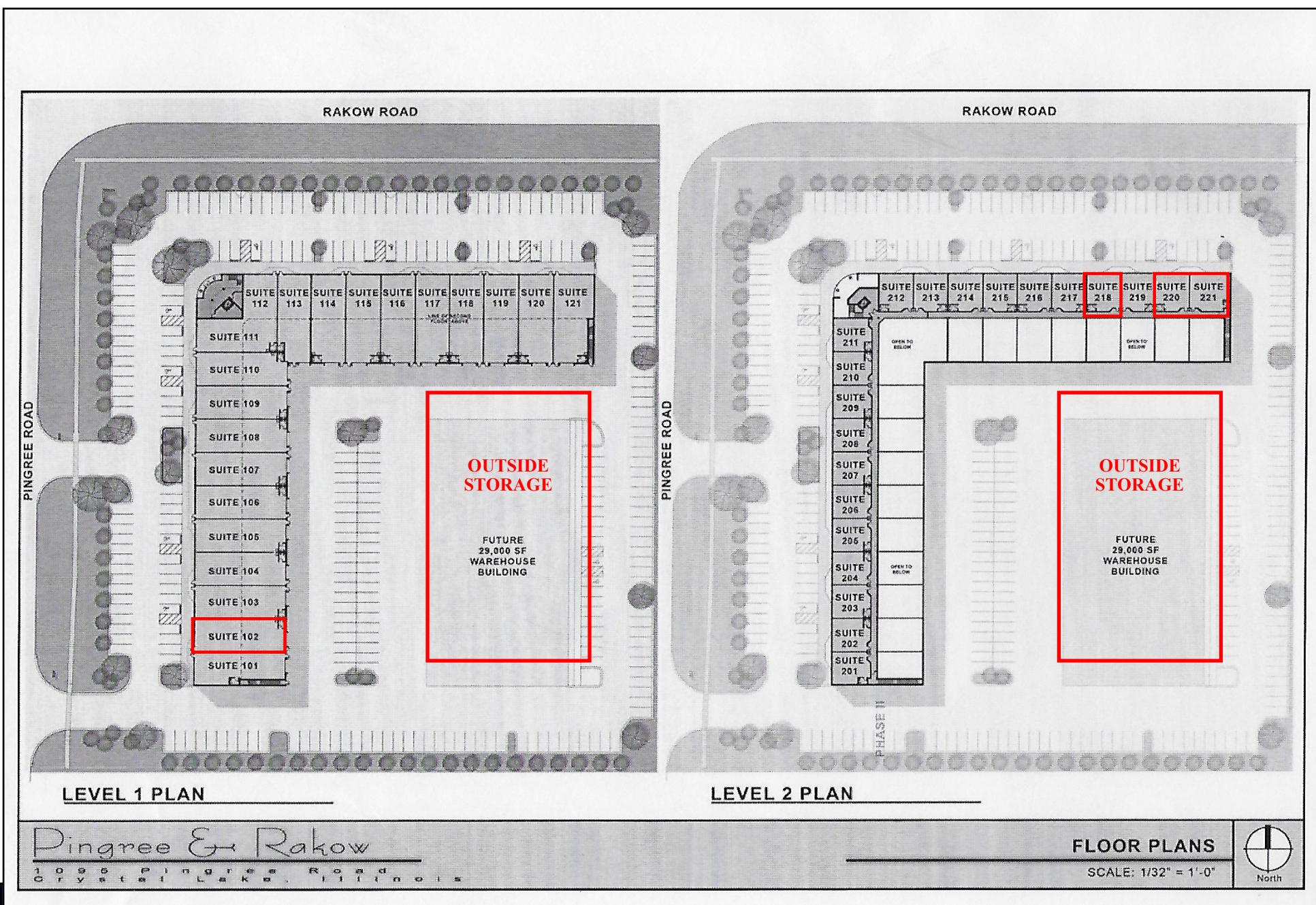
REVISED 11-19-24



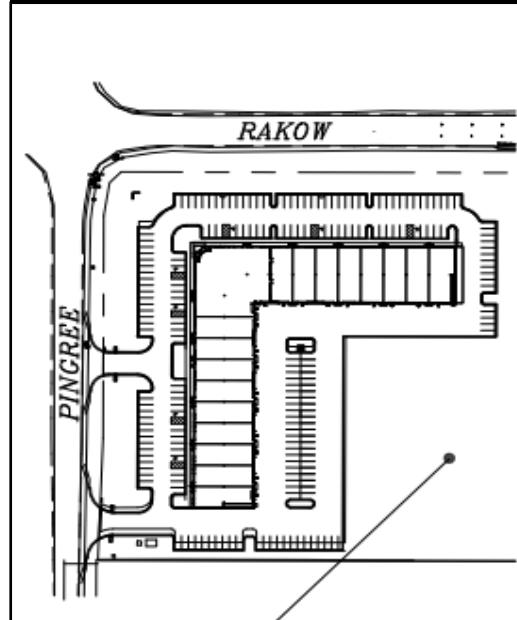
102 FLOOR PLAN



BUILDING LEASING PLAN



OUTSIDE STORAGE

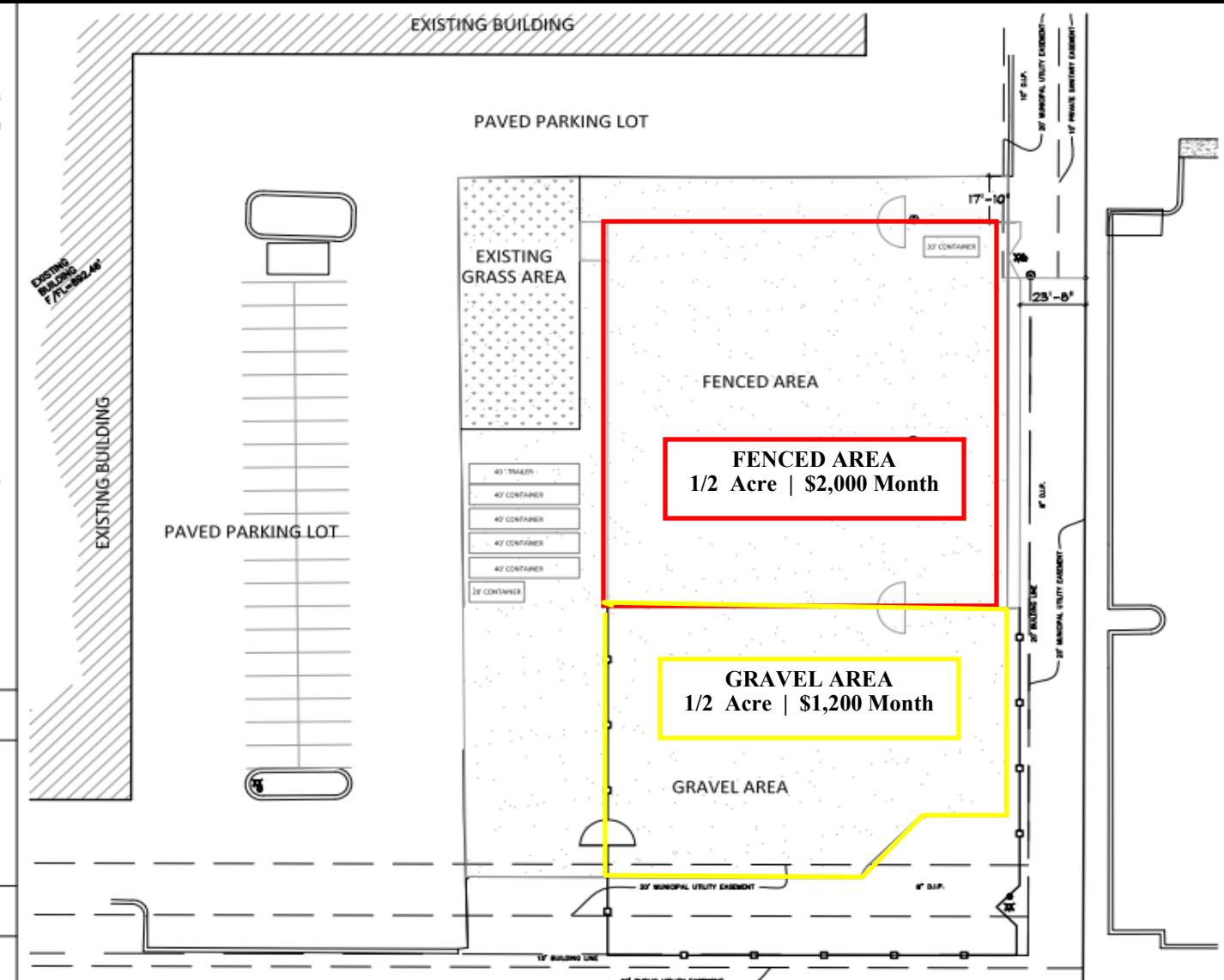


KEY PLAN

1095 PINGREE RD.
FENCED STORAGE AREA

 **PINGREE
RAKOW**

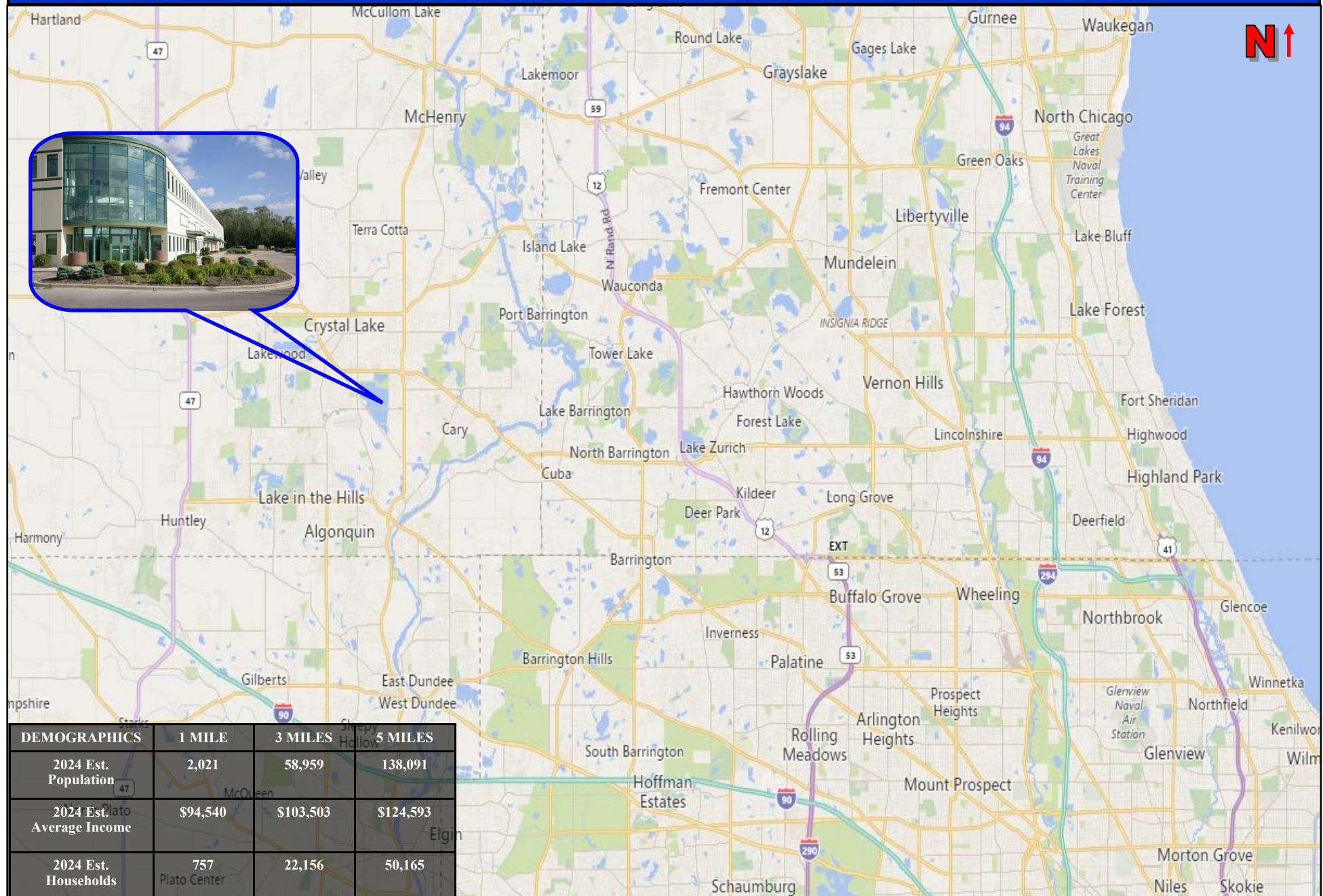
1095 PINGREE ROAD, SUITE 300
CRYSTAL LAKE, IL 60614
847-854-0800



STORAGE AREA PLAN

1-08-19

STREET MAP & DEMOGRAPHICS



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.