

605 E TERRA COTTA (ROUTE 176)
UNIT B
CRYSTAL LAKE, IL 60014

FOR LEASE

MLS #11681374

December 2, 2022



RETAIL • SHOWROOM • WAREHOUSE
3,600 SF

\$14 psf GROSS (\$4,200/ MO.)

DESCRIPTION

RETAIL • SHOWROOM • WAREHOUSE
Former Doggy Daycare
3,600 SF

Unit B: 3,600 SF retail / showroom/ warehouse for \$4200/mo. Gross. This space is a former doggy daycare and still set up for this type of business, although other uses are welcome.

The space features approx. 1,920 SF of warehouse and the rest is office/showroom. Monument signage available on busy Route 176. Common parking and 1 10x12 DID in the rear. Space would be ideal for another doggy daycare or another service/retail concept. Contact broker for more information.

SPECIFICATIONS

Building Size	7,200 SF
Unit Size	3,600 SF
Year Built	1989
HVAC System	GFA / AC (showroom)
Electrical	100 amp
Sprinklers	No
Washrooms	2 ADA
Ceiling Height	12'
Parking	Common (12 spaces)
Sewer/Water	Well & Septic
Zoning	B-2
CAM & Taxes	Included in Rent
Lease Term	Negotiable
PIN Number	14-33-426-018

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
This document is for information purposes only. No offer of sub-agency is being made.

PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

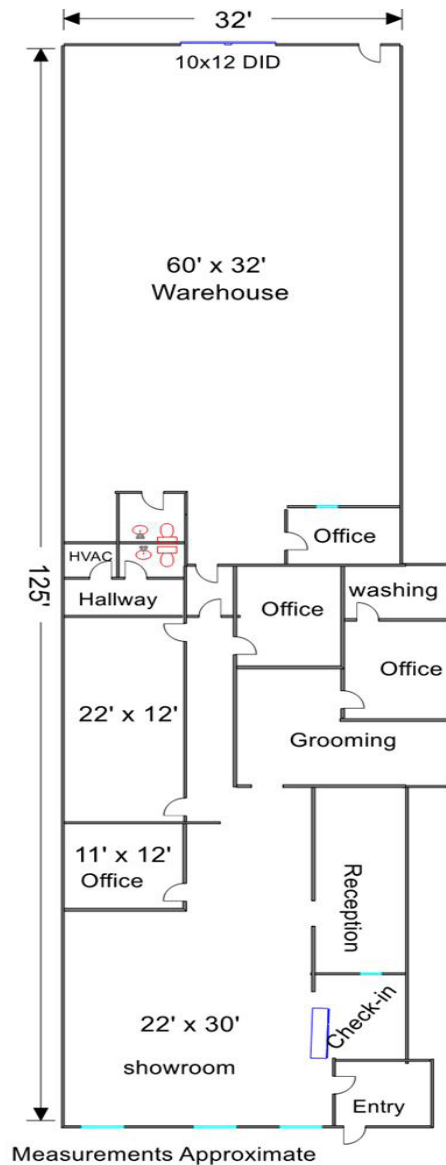
CLICK HERE
to view our website

KEVIN KAPLAN, CCIM
Senior Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920
KevinK@PremierCommercialRealty.com

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380
BRUCE KAPLAN
Senior Broker
Office: 847-854-2300 Ext 20
Cell: 847-507-1759
BruceK@PremierCommercialRealty.com

605 E TERRA COTTA (ROUTE 176)
UNIT B
CRYSTAL LAKE, IL 60014

FOR LEASE



DEMOGRAPHICS

1 Mile 3 Miles 5 Miles

Population	4,291	36,792	101,295
Avg HH Income	\$100,694	\$90,977	\$93,770
Daily Traffic Counts: 15,900 vpd (Route 176)			

PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

CLICK HERE
to view our website

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380