

FOR LEASE

975 NIMCO DRIVE

Crystal Lake, IL 60014

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Four [4] Industrial/Office units between 2,990 SF and 3,330 SF available in multi-tenant building with shared dock facilities. Office space is "To Suit". Great Crystal Lake Location with easy access to I-90 via Rankow Road or Route 31.

PROPERTY HIGHLIGHTS

- High-image; High-Quality Building
- One 12' x 14' DID Per Unit
- 4 shared docks
- 21'5" Clear Height
- 200 Amps; 3-Phase
- Fully Sprinkled

OFFERING SUMMARY

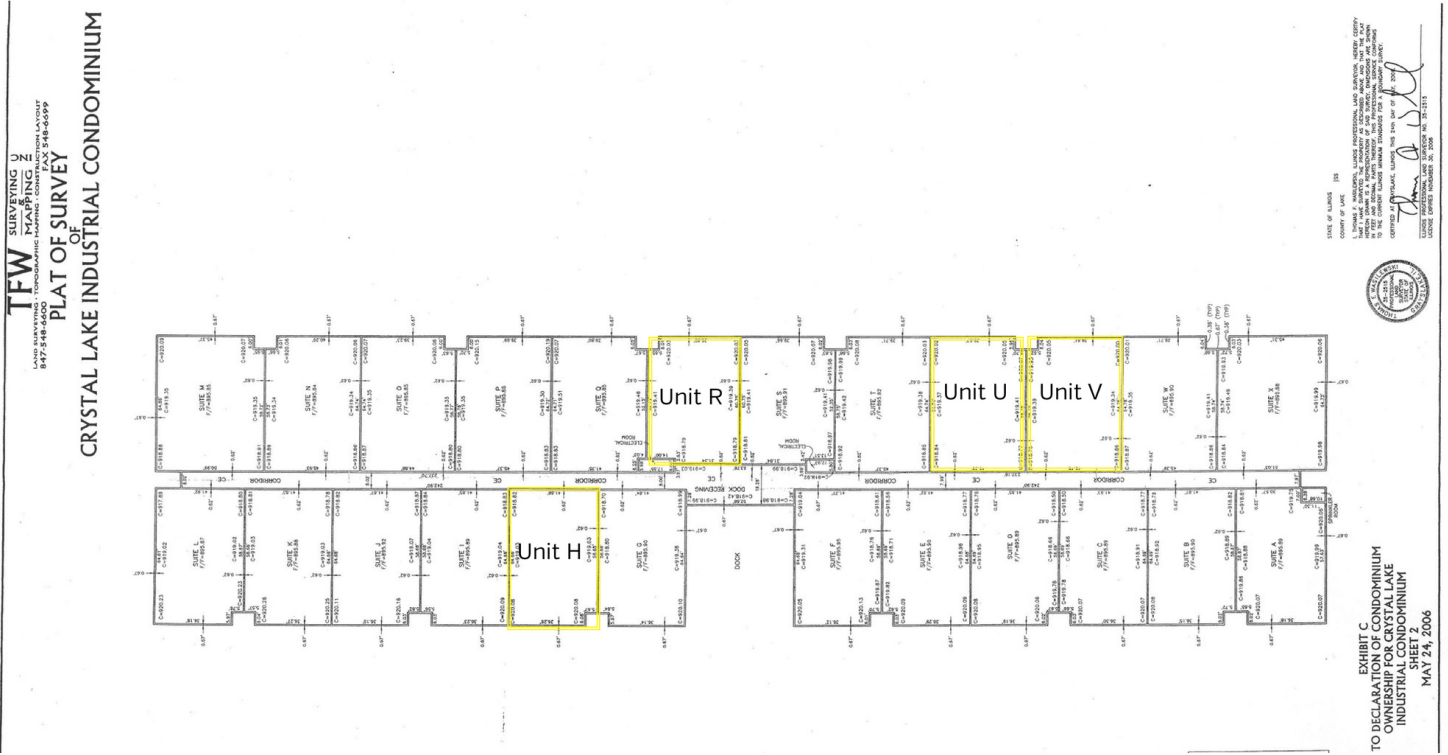
LEASE RATE:	\$8.50 SF/yr [Gross]
AVAILABLE SF:	2,990 - 3,330 SF
LOT SIZE:	3.8 Acres
BUILDING SIZE:	77,320 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,540	16,496	48,469
TOTAL POPULATION	4,829	46,507	138,388
AVERAGE HH INCOME	\$102,429	\$86,794	\$94,797

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	2,990 - 3,330 SF	LEASE RATE:	\$8.50 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE [SF] LEASE TYPE LEASE RATE DESCRIPTION

Unit	Available	Tenant Size [SF]	Lease Type	Lease Rate	Description
Unit H	Available	2,990 SF	Gross	\$8.50 SF/yr	-
Unit R	Available	2,990 SF	Gross	\$8.50 SF/yr	-
Unit U	Available	3,330 SF	Gross	\$8.50 SF/yr	Can be combined with Unit V for total of 6,660 SF.
Unit V	Available	3,330 SF	Gross	\$8.50 SF/yr	Can be combined with Unit U for total of 6,660 SF.

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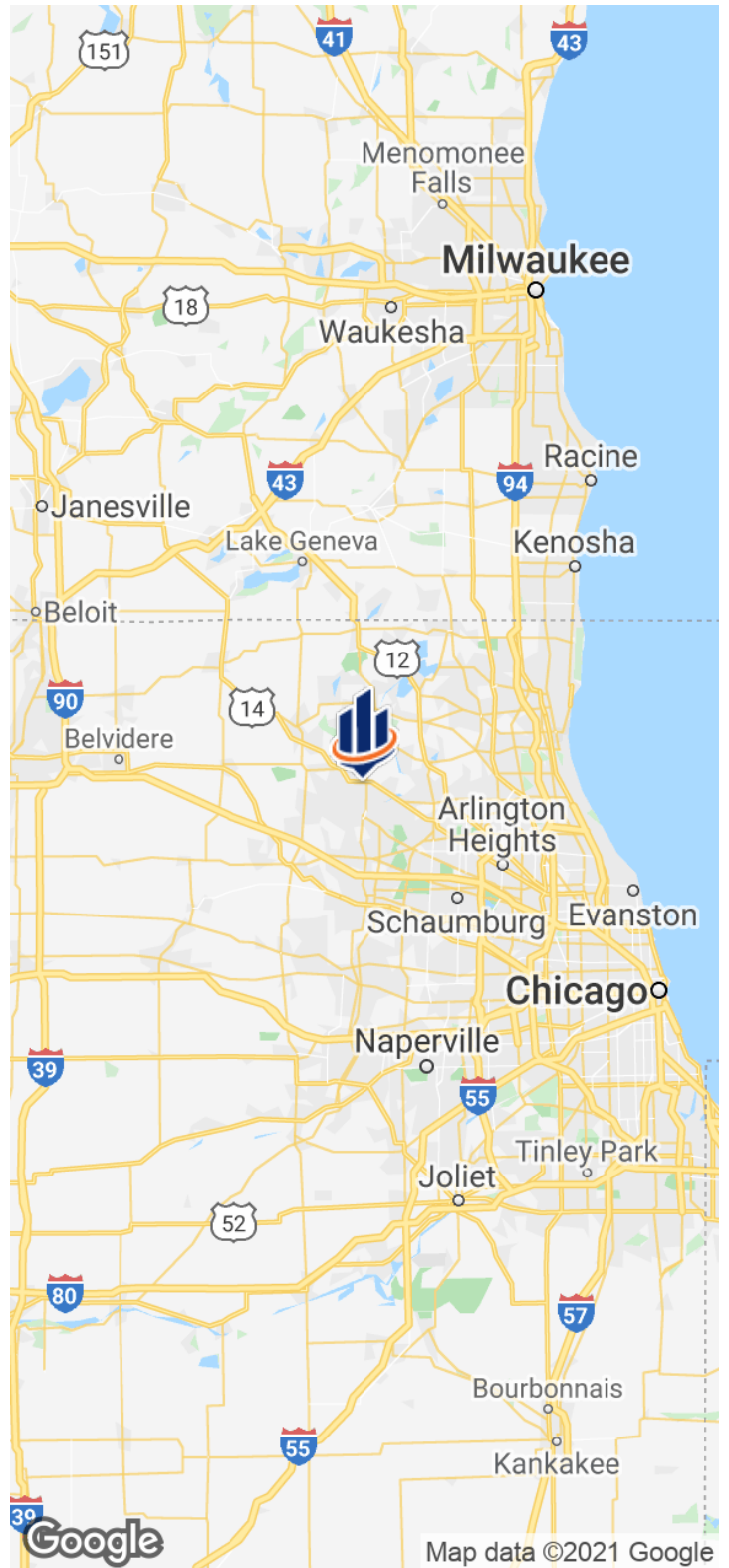
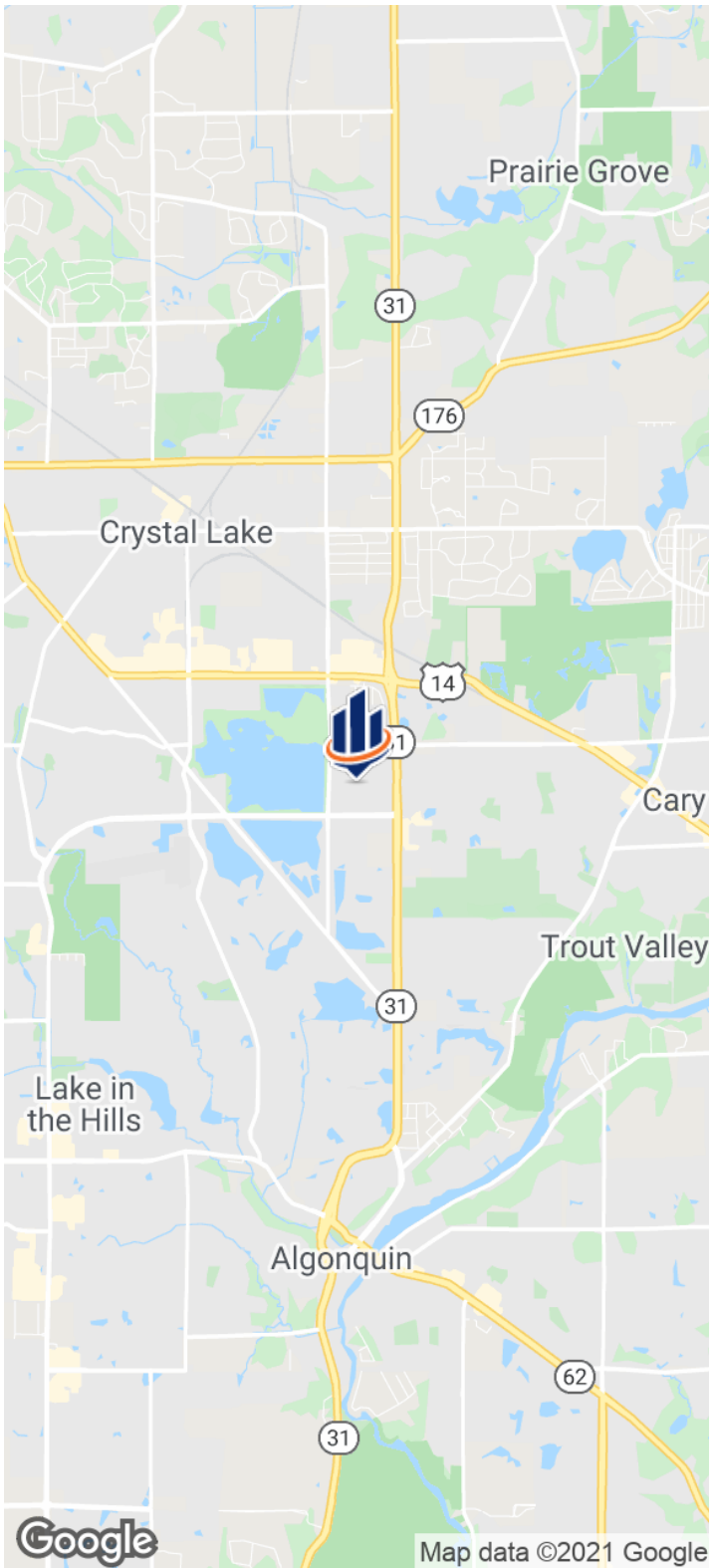
ADDITIONAL PHOTOS



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LOCATION MAPS



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