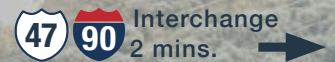


COMPLETED! NOW AVAILABLE FOR SALE OR LEASE

14301 Weber Drive - Huntley IL 60142



Rare Flexible Offering - Fleet Maintenance - Dedicated Truck & Trailer Parking
Extensive Drive-in Doors/Docks - Manufacturing - Distribution



10,000 - 39,120 SF
AVAILABLE SPACE

15.69 Gross AC/5.3 AC Currently Paved/Improved
LAND SITE

PROPERTY HIGHLIGHTS

- Immediate proximity to Full I-90 Interchange at Rt 47
- Significant flexibility of end-user size and use
- High-image design with extensive glass features
- I-90 exposure/signage potential
- Dedicated paved truck and trailer stalls off-building
- Flexible facility design and zoning to accommodate various operations

MICHAEL HAWRYLUK

Managing Broker

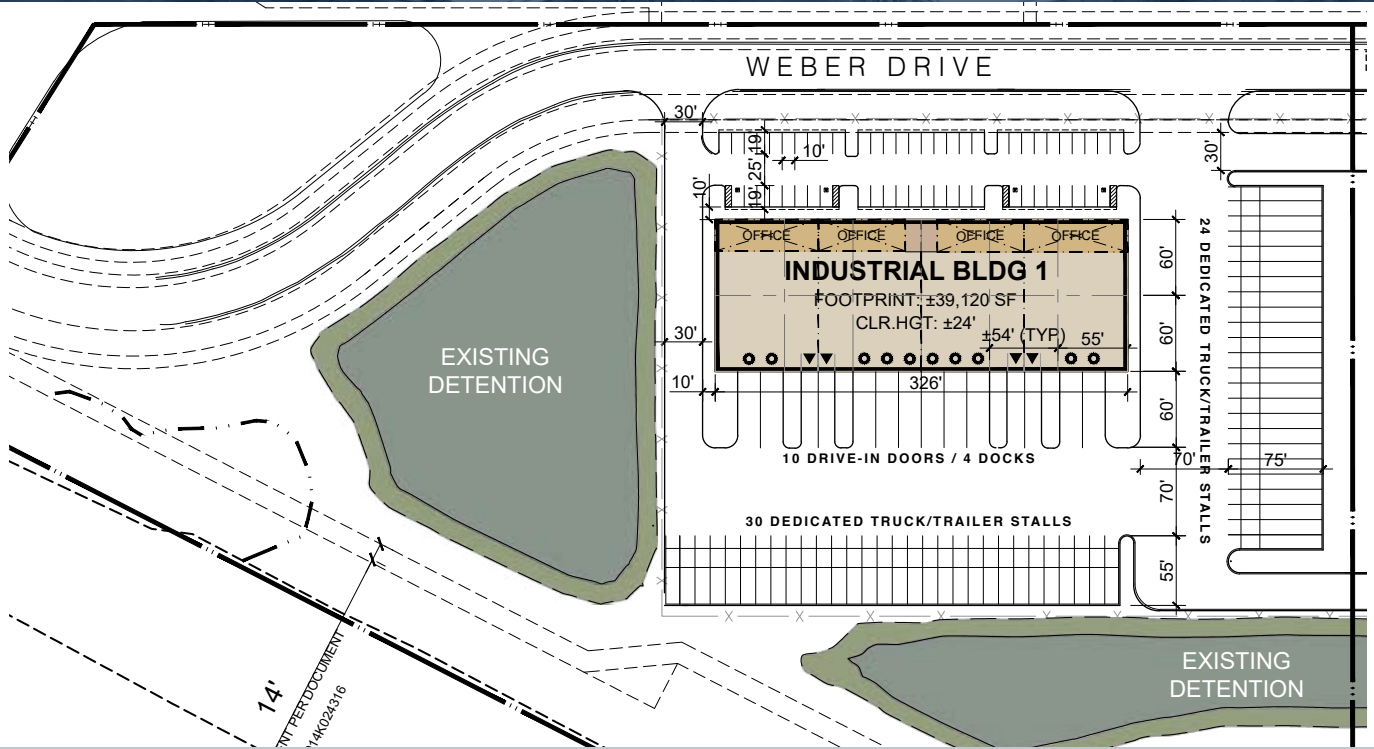
847.736.3040 | mhawryluk@icgchicago.com

ICG Chicago | 2000 W. ATT Center Dr Suite East C201 | Hoffman Estates, IL 60192 | 847.619.4000 | ICGCRE.com

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BUILDING SPECS

Building Size	39,120 SF
Land Site Size	15.69 gross acres / 5.3 currently improved/paved
Office	To suit
Loading	4 dock-high doors 10 grade-level doors
Auto Parking	56 stalls
Trailer Parking	24 75-ft stalls 30 55-ft stalls (dedicated/paved/fenced to suit)

Ceiling Clearance	24'
Typical Bay Size	54' x 54'
Sprinklers	ESFR
Pricing	Sale or Lease: Subject to Offer

Power: 1,600 amps/480 volts

- Comments:**
- Ultra flexible design allows for light to heavy industrial uses as well as flex type users requiring heavy parking ratios
 - I-90 Exposure / Signage Potential
 - Designed for both Single or Multi-Tenant



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corporate neighbors

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STRATEGIC CENTRAL CHICAGOLAND LOCATION TO SERVICE ALL MAJOR CORRIDORS WITHOUT CONGESTION

EXTENSIVE LEVELS OF LABOR WITHIN IMMEDIATE PROXIMITY

30 MILES
TO I-39

39 MILES
TO ROCKFORD INT'L AIRPORT

8+ MILLION
POPULATION WITHIN 40 MILES

80+ MILLION
POPULATION WITHIN 1 DAY DELIVERY AREA

↓
UP TO 15% LOWER WAGES THAN SURROUNDING COUNTIES

↑
40% OF LOCAL SKILLED LABOR HOLDS A COLLEGE DEGREE

9
MAJOR EXPRESSWAYS WITHIN 35 MILES

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