

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



39,120 SF

AVAILABLE SPACE

10,000 SF

DIVISIBLE TO



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
- Located in Foreign Trade Zone 176
- Dedicated paved truck and trailer stalls off-building
- Flexible facility design and zoning to accommodate various operations

MICHAEL HAWRYLUK

Managing Broker

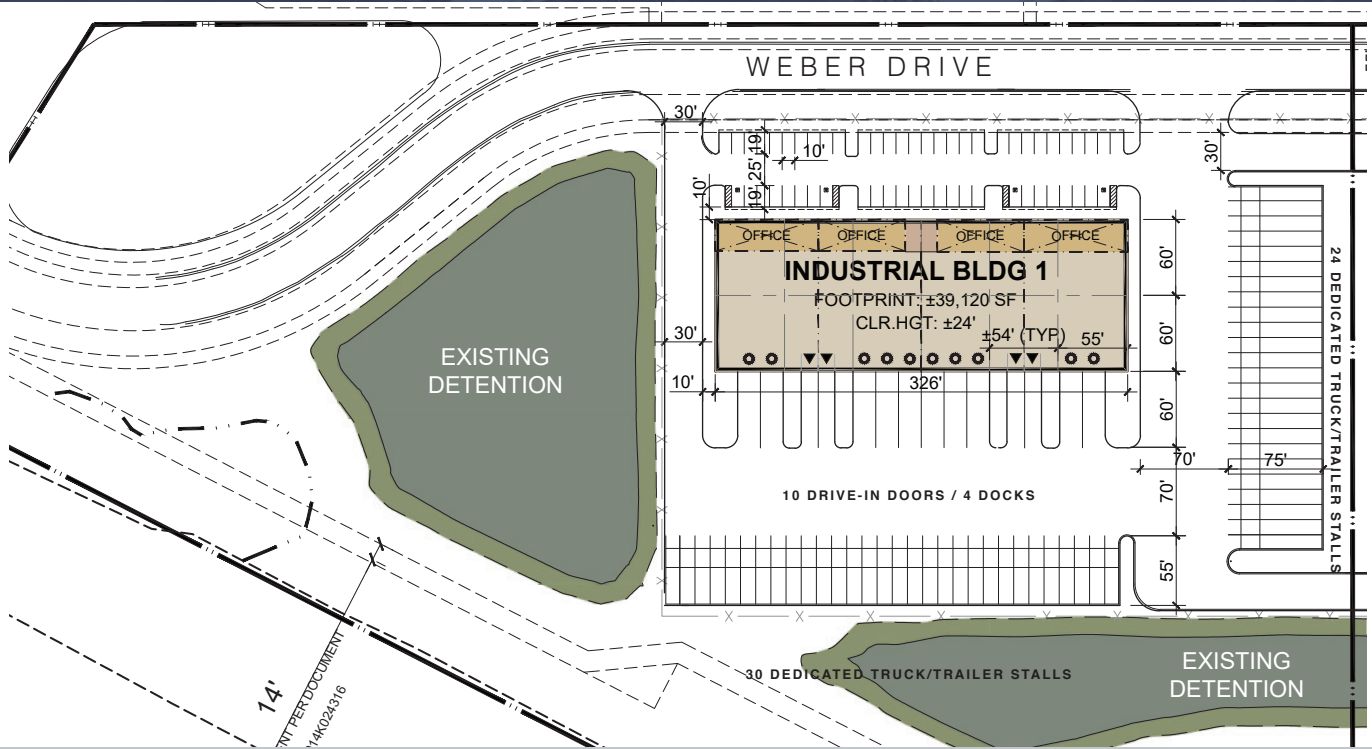
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BUILDING SPECS

Building Size	39,120 SF
Land Site Size	5.3 Acres
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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