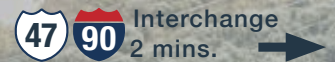


COMPLETED! NOW AVAILABLE FOR SALE OR LEASE

14301 Weber Drive - Huntley IL 60142



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



9,840 - 29,280 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

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

NOW AVAILABLE FOR SALE OR LEASE

14301 Weber Drive, Huntley IL 60142



MICHAEL HAWRYLUK, Managing Broker | 847.736.3040 | mhawryluk@icgchicago.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

NOW AVAILABLE FOR SALE OR LEASE

14301 Weber Drive, Huntley IL 60142



corporate neighbors

MICHAEL HAWRYLUK, Managing Broker | 847.736.3040 | mhawryluk@icgchicago.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

NOW AVAILABLE FOR SALE OR LEASE

14301 Weber Drive, Huntley IL 60142



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

MICHAEL HAWRYLUK, Managing Broker | 847.736.3040 | mhawryluk@icgchicago.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.