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

90



15.69 Gross AC/5.3 AC Currently Paved/Improved

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

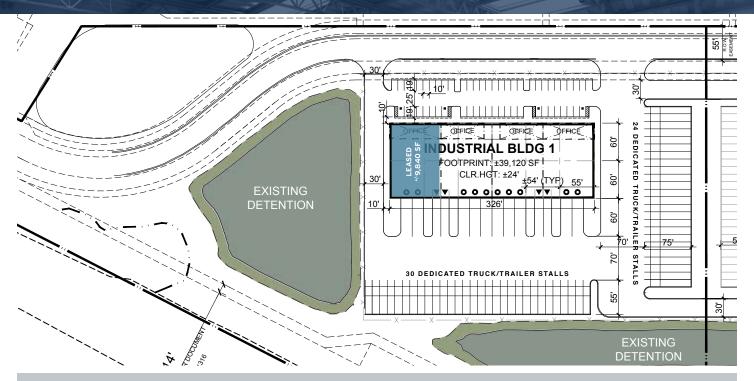
Managing Broker 847.736.3040 | mhawryluk@icgchicago.com

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

Available 9,840 - 29,280 SF

Land Site Size 15.69 gross acres / 5.3 acres

improved/paved

Office To suit

Loading 3 exterior docks

(Available) 8 drive in doors (14'x 18')

Auto Parking 56 stalls

Trailer Parking 24 75-ft stalls (Available) 25 55-ft stalls

(concrete dolly pads/dedicated/

paved/fenced to suit)

Ceiling Clearance 24'

Typical Bay Size 54' x 54'

Sprinklers ESFR

Pricing Sale (Entire Property) or Lease:

Subject to Offer

Power 1,600 amps/480 volts (building)

• 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



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NOW AVAILABLE FOR SALE OR LEASE ICG 14301 Weber Drive, Huntley IL 60142 amazon Del Webb Blvd Sun City Huntley by Del Webl DISTRIBUTION CENTER ⊘ VentureOne Jim Dhamer Dr amazon Freeman FULFILLMENT CENTER HIWIN. HUNTLEY Life (Spine 47 **M**2RE Advocate 90 Health Care Freeman Rd **GENERAL** INTERCHANGE COMMERCIAL weber 62,000+ VPD DISTRIBUTION CENTER

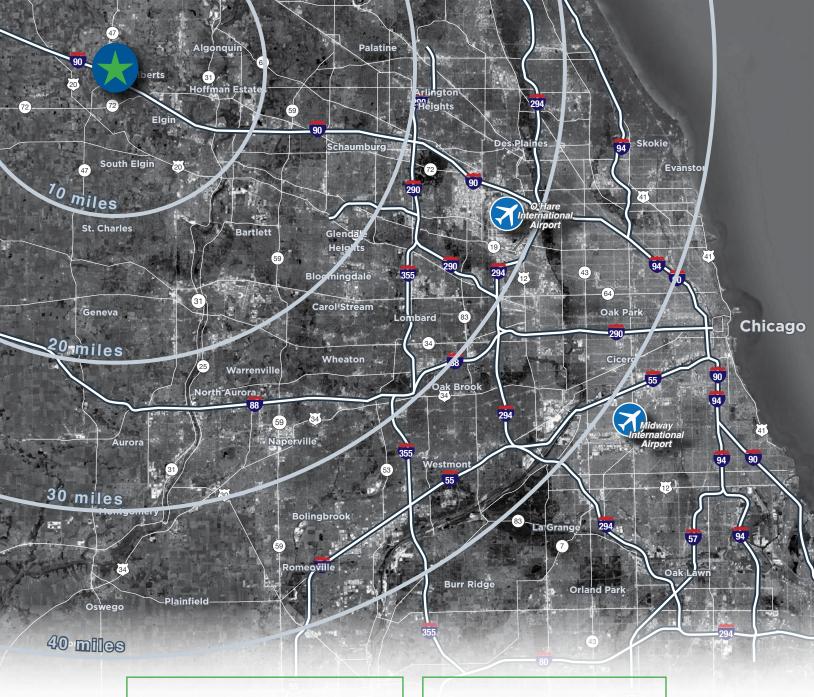
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corporate neighbo

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STRATEGIC CENTRAL CHICAGOLAND LOCATION TO SERVICE ALL MAJOR CORRIDORS WITHOUT CONGESTION

EXTENSIVE LEVELS OF LABOR WITHIN IMMEDIATE PROXIMITY

30 MILES

39 MILES TO ROCKFORD INT'L AIRPORT 8+
MILLION
POPULATION WITHIN
40 MILES

80+ MILLION POPULATION WITHIN 1 DAY DELIVERY AREA



40% OF LOCAL SKILLED LABOR HOLDS A COLLEGE DEGREE

MAJOR EXPRESSWAYS WITHIN 35 MILES