RARE INDUSTRIAL OUTDOOR STORAGE & REPAIR FACILITY NOW AVAILABLE

14 docks / 7 Drive in Doors / 84+ Truck & Trailer/Bobtail Stalls

7013 Sands Rd Crystal Lake, IL



+/-14,500 SF/2 FACILITIES AVAILABLE

+/- 5.1 PAVED/GATED/FENCED/LIT ACRES LAND SITE

PROPERTY HIGHLIGHTS

- **Extremely rare terminal with both cross dock and drive thru repair functionality**
- **Newly/fully paved with concrete trailer pads/ Fully automated gate system/Fully fenced/lit**
- **New camera system throughout interior & exterior of facility and yard**
- **Low McHenry County Property Taxes**
- **Dedicated wash bay with extensive water filtration systems and trench drains**
- **Heavy Industrial Zoning historically utilized for company logistics/fleet support as well as 3rd party truck and trailer repair, trailer parking, etc.**
- **Turnkey drive thru equipment and truck repair areas with existing air compressors, floor/ trench drains, power distribution, oil/lubricant dispensers, swivel crane and exhaust systems**
- **Highest dock and door ratio in the market**
- **10,000 gallon Smartfill electronic diesel fueling station on site**

MIKE HAWRYLUK
Managing Broker
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PROPERTY SPECS

Total Facilities:	+/-14,500 sf
Main Facility:	+/-12,000 sf
Cross dock space:	13 exterior docks (2 oversized 9'3" x 8')
Repair Space:	3 full drive through bays; 6 Drive in Doors (four 12'x14' DIDs, two 14'x15' Oversized DIDs)
Office:	+/-2,300 sf; fully renovated, new lighting, flooring, paint, etc. Bonus Parts/Locker/ Breakroom/ Employee support areas in basement - (+/-2,300 sf - Not included in square footage)
Additional Repair/ Storage Facility:	+/-2,500 sf One (1) 12'x14' DID One (1) 8'x10' oversized exterior truck level dock Fully insulated, heated, existing air, clear span space free of columns
Property Taxes:	$41,138.52 / $2.83 psf (2025 payable 2026)
PIN:	19-03-453-001 / McHenry County
Utilities	Currently well and septic with public utilities adjacent to site. City water available for hook up.
Zoning:	M; Heavy Industrial Zoned in Crystal Lake
Available:	Immediately
Construction:	Insulated metal panel
Car Parking:	66 (expandable) - car parking areas can potentially be concerted to bobtail parking
Ceiling Heights:	
Repair areas:	18'-20' clear (Main Building)
Additional Building:	16'
Cross Dock Area	12'
Dedicated Truck and Trailer Parking:	Sixty-One (61) eighty-two-foot (82') stalls with concrete trailer pads (expandable) Five (5) fifty-three foot (53') stalls (expandable) Eighteen (18) forty two foot (42') Bobtail stalls w/electric (expandable) **The above includes single stall quantities, does not include double stacking trailers, trucks, etc.*
Crane	1/2 ton column mounted jib crane serving the maintenance areas
Electrical Hookups:	26
Pricing:	Subject to Offer

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Turnkey Repair and Wash Bays

- Air and water lines throughout
- 1/2 ton swivel Jib crane
- Water filtration systems
- Trench drains throughout
- 500 Gallon waste oil system
- New energy efficient LED lighting installed throughout
- Air compressors
- Oil/Lubricant dispensers throughout
- Shop restroom
- Adjacent parts storage, lockers, washer/dryer
- Dedicated hazmat fluid storage
- Generator
- Exhaust Systems
- Clear span areas free of columns
- Significant ceiling clearance for oversized equipment and/or lifts
- 79' long Repair/Wash bay













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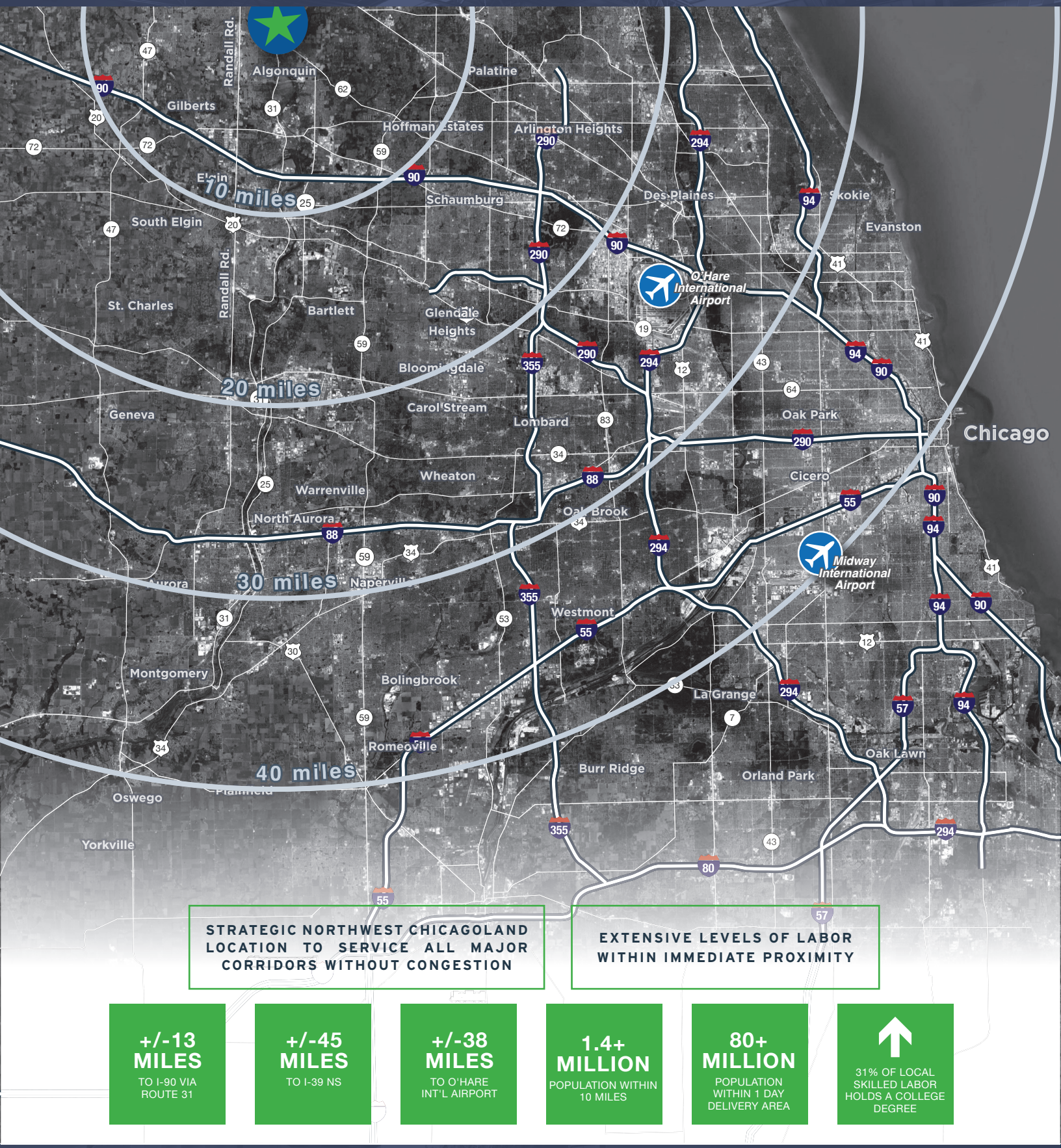
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ICG



STRATEGIC NORTHWEST CHICAGOLAND LOCATION TO SERVICE ALL MAJOR CORRIDORS WITHOUT CONGESTION

EXTENSIVE LEVELS OF LABOR WITHIN IMMEDIATE PROXIMITY

+/-13 MILES	+/-45 MILES	+/-38 MILES	1.4+ MILLION	80+ MILLION	↑
TO I-90 VIA ROUTE 31	TO I-39 NS	TO O'HARE INT'L AIRPORT	POPULATION WITHIN 10 MILES	POPULATION WITHIN 1 DAY DELIVERY AREA	31% OF LOCAL SKILLED LABOR HOLDS A COLLEGE DEGREE

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