

# 12007 N SMITH DRIVE

HUNTLEY, IL



RATE: SUBJECT TO OFFER

AVAILABLE: 12/1/22

TERM: 3/31/2026

**75,000 SF**  
**AVAILABLE FOR SUBLEASE**

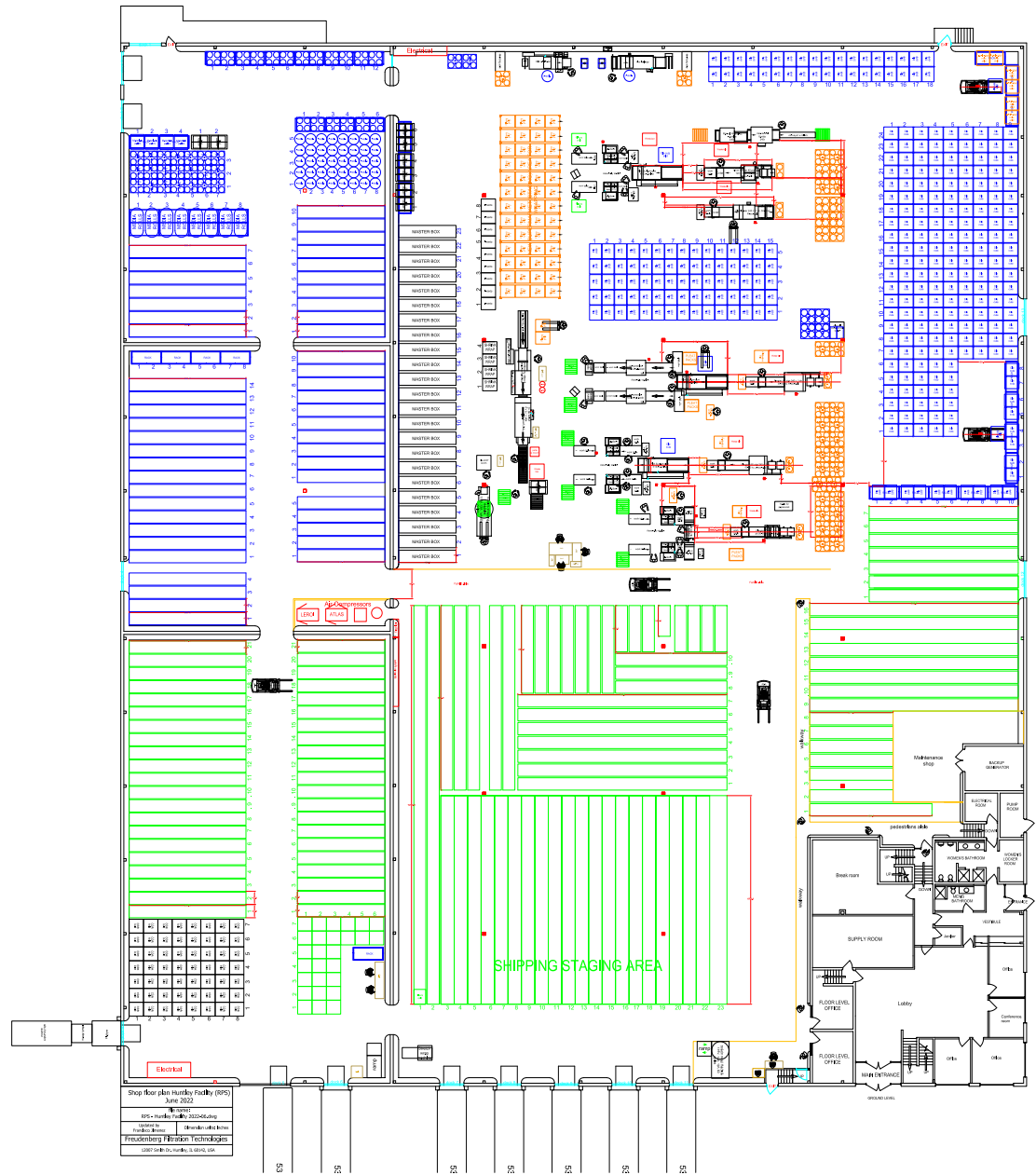
# PROPERTY OVERVIEW

## PROPERTY FEATURES

Space Available:	75,000 SF
Office Size:	7,500 SF (2-Story)
Site Size:	8.20 Acres
Ceiling Height:	22'
Loading:	Exterior Docks: 8 Drive-In Doors: 2 Rail Dock
Sprinkler:	Wet
Parking:	60 Car Stalls (Expandable)
Power:	2,800 Amps, 480 Volts (Expandable)
Lighting:	LED
Real Estate Taxes:	\$0.85 PSF
Sublease:	Subject to Offer

## PROPERTY HIGHLIGHTS

- Large Landsite for Additional Truck/Car Parking or Outdoor Storage
- Access to I-90 off of Route 47
- Low McHenry County Taxes
- Manufacturing Amenities and Floor Drains
- Potential Rail Served Facility



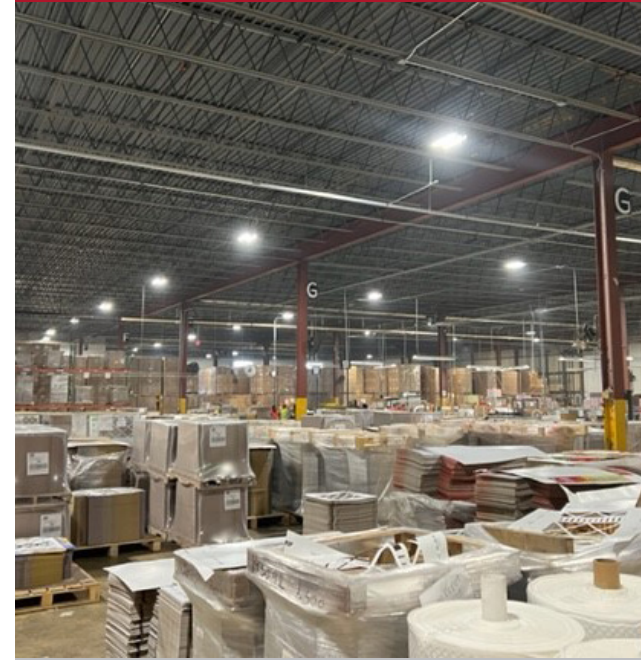
**INTERIOR WAREHOUSE**



**INTERIOR DOCK AREA**



**INTERIOR WAREHOUSE**



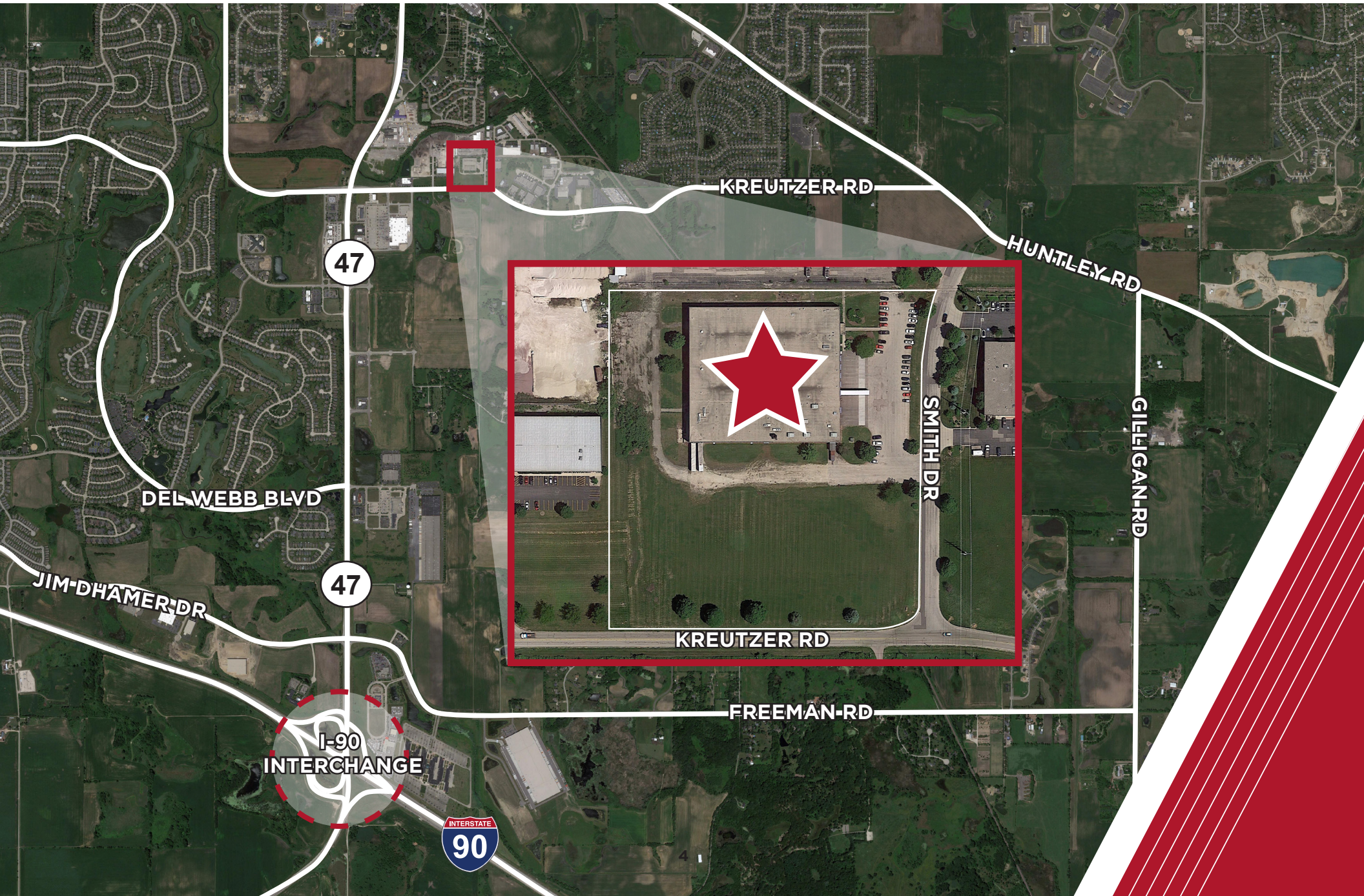
**2ND STORY OFFICE**



**INTERIOR OFFICE**



# AERIAL MAP



KREUTZER RD

HUNTLEY RD

GIFFIGAN RD

SMITH DR

KREUTZER RD

FREEMAN RD

DEL WEBB BLVD

JIM DHAMER DR

47

47

I-90  
INTERCHANGE

INTERSTATE  
90

**Mike Magliano**

Executive Managing Director  
+ 1 847 518 3259  
michael.magliano@cushwake.com

**David Friedland**

Executive Director  
+1 847 720 1370  
david.friedland@cushwake.com

**Al Caruana**

Executive Director  
+1 847 720 1326  
al.caruana@cushwake.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS 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 THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

