

FOR SALE

435,009 SF | ±18 Acres

**Fully Leased
Investment**



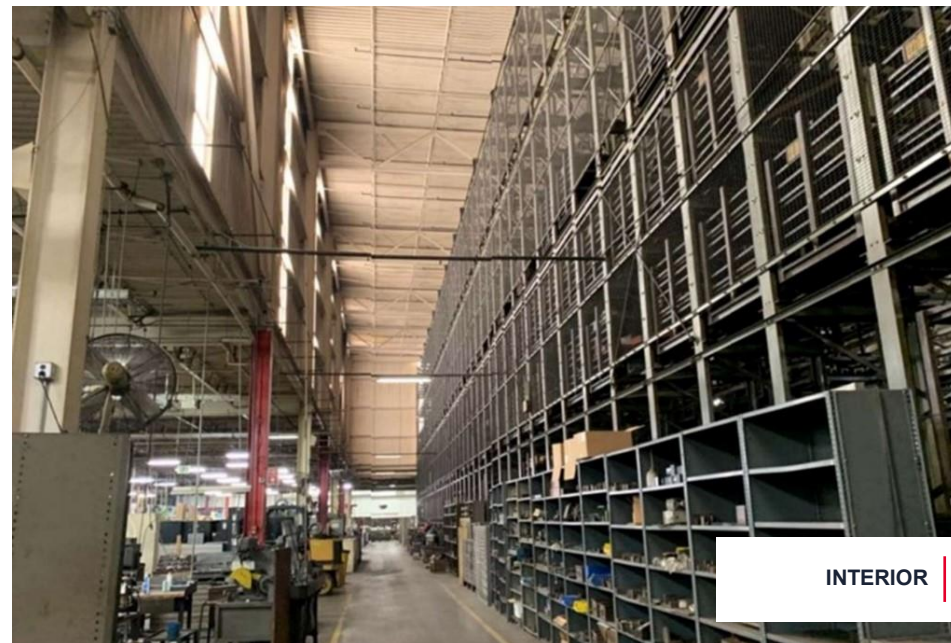
1 Union Special Plaza

HUNTLEY, ILLINOIS

IN PLACE RENTS • TIF DISTRICT

PROPERTY HIGHLIGHTS

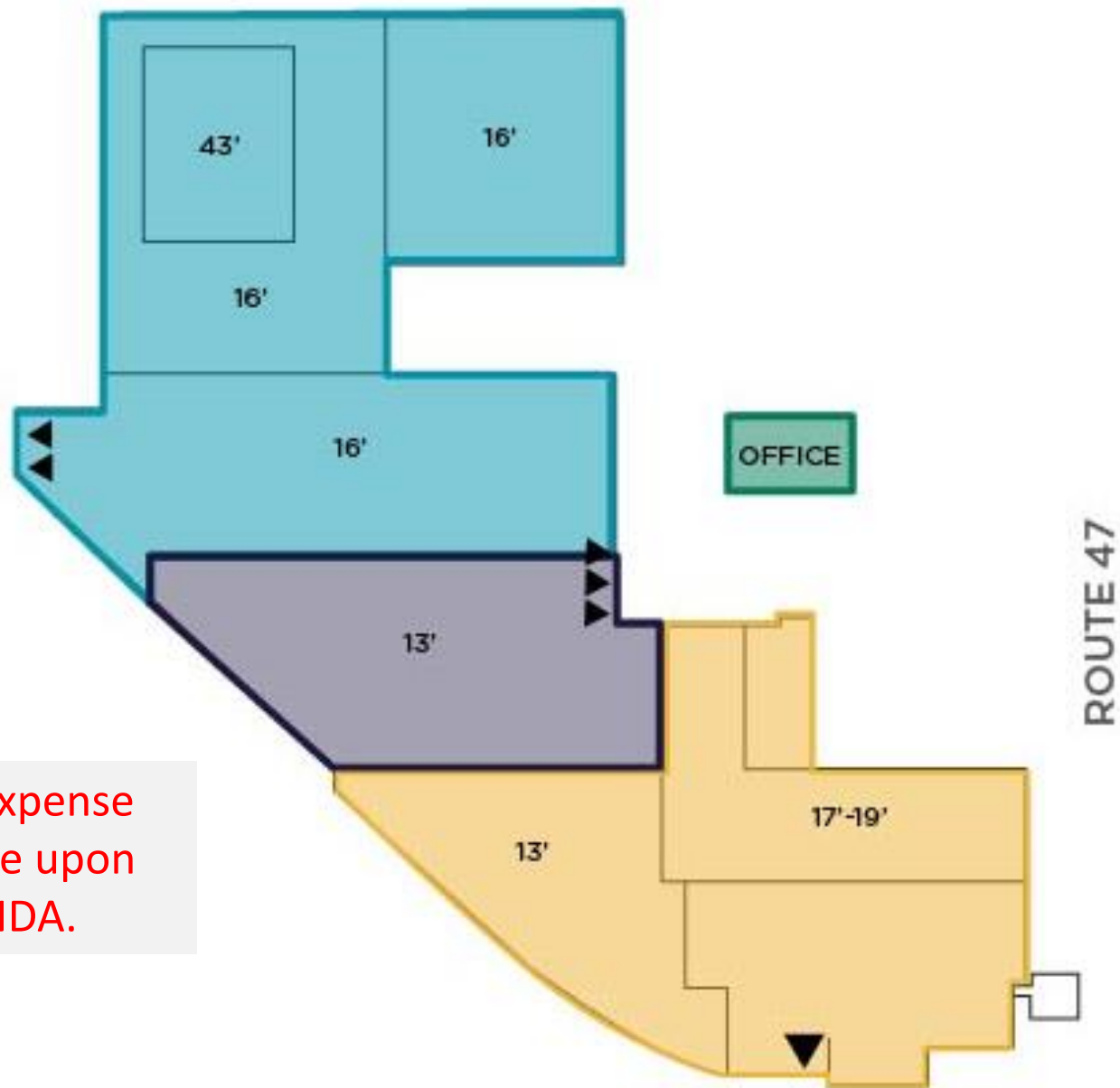
Building Size:	435,009 SF
Office Area:	57,237 SF
Site Area:	18.12 Acres
Docks:	7
Drive-in-Doors:	6
Parking:	367
Zoning:	M Manufacturing O-1 Office B-2
Power:	5 MW (bus ducts throughout)
Sprinkler:	Wet
Taxes:	(2023) \$0.23 PSF
Sale Price:	\$7,700,000



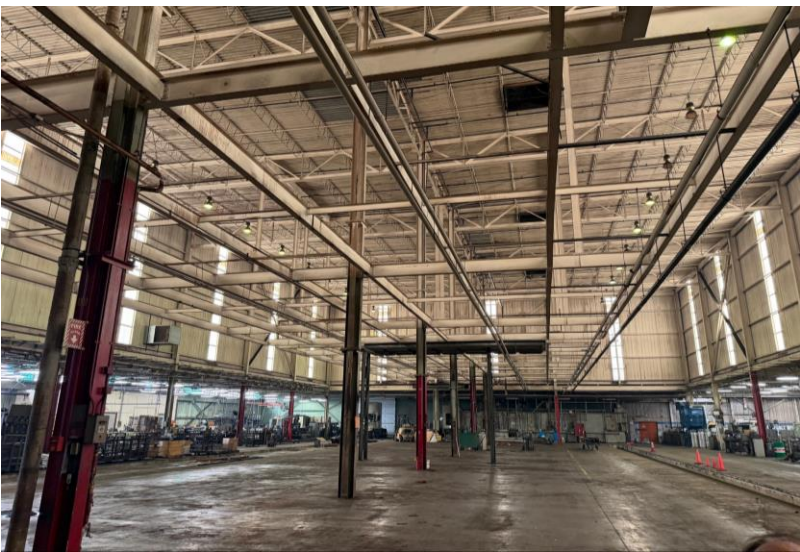
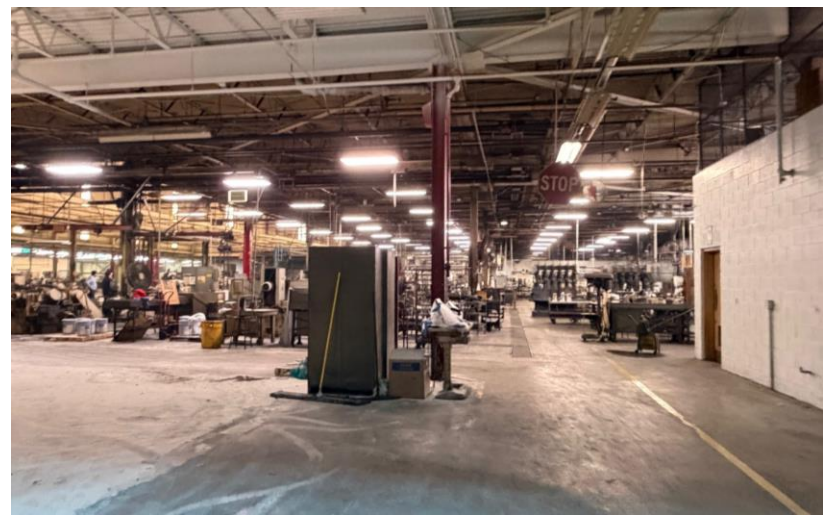
SITE PLAN

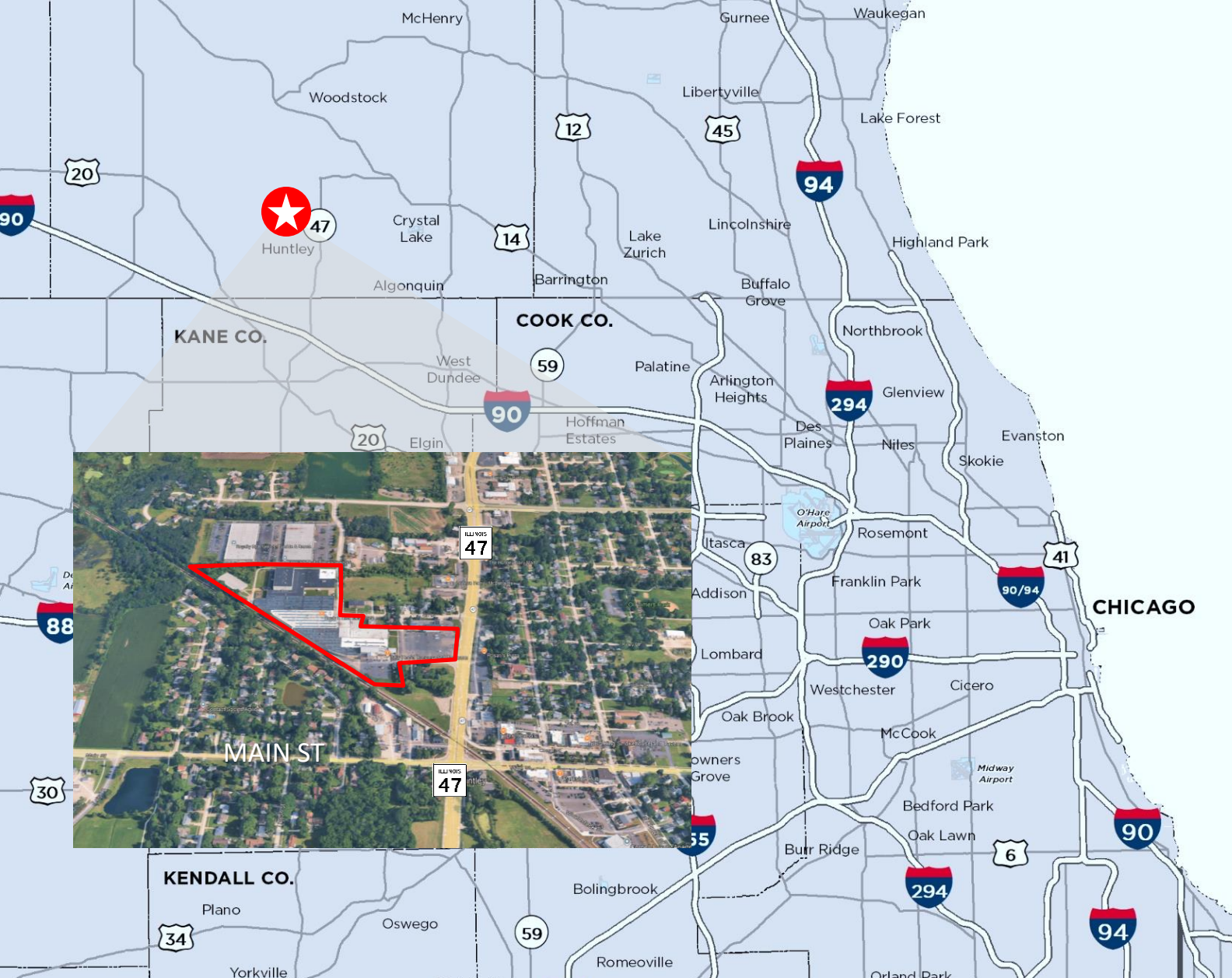
20.92 ACRES

1 UNION SPECIAL PLAZA | HUNTLEY | ILLINOIS



Rent roll and expense details available upon signing an NDA.





3 MILES
TO I-90 INTERSTATE

36 MILES
TO O'HARE AIRPORT

39 MILES
TO ROCKFORD
AIRPORT

CONTACT INFORMATION

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