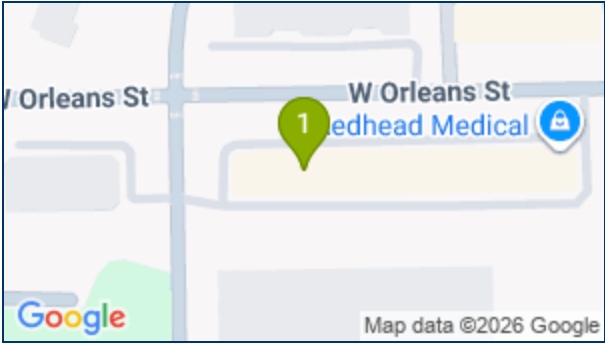




Industrial
Status: **NEW**
Area: **50**
Address: **4157-4167 W Orleans St , McHenry, IL 60050**
Directions: **From Rt 120 and Front Street, go west to Oak Drive (Jewel Foods). Go north on Oak Drive to Oak Drive and W. Orleans Street.**
Closed:
Off Mkt:
Township: **McHenry**
Year Built: **2000**
Zone Type: **Industrial**
Act Zoning: **I-1**
Subtype: **Condo**
MLS #: **12773997**
List Date: **10/06/2026**
List Dt Rec: **10/06/2026**
Lst. Mkt. Time: **1**
Contract:
Concessions:
Unincorporated: **No**
PIN #: **0927285019**
Multiple PINs: **Yes**
Relist:
Unit SF: **6450** (Leasable Area Units: **Square Feet**)
Tot Bldg SF: **30000**
Stories: **1**
Lease Type: **Modified Gross**
Office SF: **6450**
Land SF: **0**
Lot Dim: **0**
Lot Size Source: **Listing Agent**
Gross Rentable Area:
Net Rentable Area:
Investment: **Yes**
List Price Per SF: **\$46.12**
List Price: **\$595,000**
Orig List Price: **\$595,000**
Sold Price:
Rented Price:
Lease SF/Y: **\$10**
Mthly. Rnt. Price: **\$5,365**
Ann. Passthru. \$/SF:
Blt Before 78: **No**
County: **McHenry**
Min Rentable SF: **3000**
Max Rentable SF: **6450**
Com Area Maint SF/Y: **\$0**
Est. Tax per SF/Y: **\$0**
User: **Yes**
Sold Price Per SF: **\$0**



Remarks: **McHenry industrial space with approximately 6,450 square feet. The western two units are occupied by Joule Technologies and the east two units are currently vacant. Washrooms are ADA and have tile floors. Each of the 4 units has a 10 x 10 overhead garage door and individual gas/electric meters. Potential for investor to keep as two, approx. 3,000 sf units or to partition into four, approx. 1,500 sf units. New owner can move into vacant units and keep west units rented to long term tenant. Well located just north of Jewel Foods/Chase Bank. Employees can walk to restaurants and parks. Please don't disturb existing, month to month tenant. Owner prefers to sell all four units, but will consider selling two units at a time. Owner will consider sale, lease or lease option. Easy to show on lock box.**

Approximate Age: **26-35 Years**
Type Ownership: **Land Trust**
Frontage/Access: **City Street**
Current Use: **Industrial/Mfg**
Potential Use: **Commercial, Industrial/Mfg**
Known Encumbrances:
Client Needs:
Client Will:
Geographic Locale: **Northwest Suburban**
Location: **Industrial Park, Mixed Use Area**
Drive in Doors: **4**
Door Dimensions: **10X10**
Freight Elevators:
Min Ceiling Height: **12'0**
Max Ceiling Height: **12'0**
Clear Span: **Yes**

Bay Size:
Trailer Docks: **0**
Construction: **Brick**
Exterior: **Brick**
Foundation: **Concrete, Slab**
Roof Structure: **Flat**
Roof Coverings: **Membrane**
Docks/Delivery: **None**
Misc. Outside:
Parking Spaces: **12**
Indoor Parking:
Outdoor Parking: **6-12 Spaces**
Parking Ratio:
Total # Units: **2**
Total # Tenants: **1**
Extra Storage Space:
Misc. Inside: **Air Conditioning, Accessible Washroom/s, Overhead Door/s, Private Restroom/s**
Floor Finish: **Carpet, Concrete, Varies**

Air Cond: **Central Air**
Electricity: **201-600 Amps**
Heat/Ventilation: **Central Heat/Indiv Controls, Forced Air, Gas**
Fire Protection: **Alarm On Site, Fire Extinguisher/s**
Water Drainage: **Storm Sewers**
Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**
Tenant Pays: **Electric, Heat, Scavenger**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession: **Closing, Negotiable**
Gas Supplier: **Nicor Gas**
Electric Supplier: **Commonwealth Edison**

Financial Information

Gross Rental Income: **\$0**
Annual Net Oper Income: **\$0**
Real Estate Taxes: **\$18,525.06**
Tax Year: **2025**
Lease Terms:
Operating Expense Includes:

Total Monthly Income: **\$0**
Net Oper Income Year:
Total Annual Expenses: **\$0**
Expense Source:
Total Lease Amount:

Total Annual Income: **\$0**
Cap Rate:
Expense Year:
Loss Factor:

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
CoList Broker:
More Agent Contact Info:

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MLS #: 12773997

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 10/06/2026 12:42 AM