ROBERT E. FRANK
REAL ESTATE LLC
847-356-LAND
RobertEFrankRealEstate.com

ROBERT E. FRANK
OWNER / MANAGING BROKER
847-508-5263



Industrial

CONDO FOR SALE/LEASE

ASKING
$595,000 OR $5,365/MO



4157-4167 W. ORLEANS ST.
MCHENRY, IL 60050

ABOUT PROPERTY

McHenry industrial space with approximately 5,950 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.



WELCOME!



10X10 OHD



LARGE SPACE

FEATURES

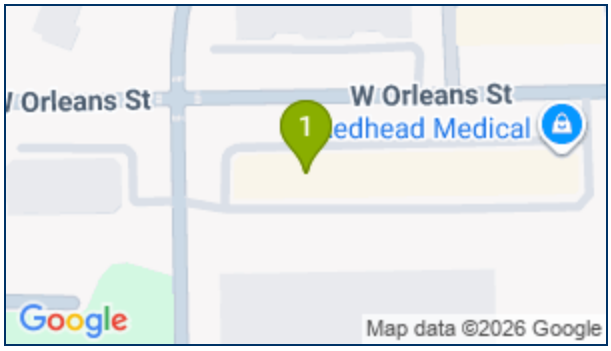
- Approx. 5,950 sq. ft.
- $10.00 SF/YR
- Zoned I-1
- 10 x 10 Overhead Door
- Individual Control HVAC
- Ample Parking
- Many Potential Uses
- Avail Immediately

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Industrial

Status: **ACTV**	MLS #: **12773997**	List Price: **$595,000**
Area: **50**	List Date: **10/06/2026**	Orig List Price: **$595,000**
Address: **4157-4167 W Orleans St , McHenry, IL 60050**	List Dt Rec: **10/06/2026**	Sold Price:
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.**		
	Lst. Mkt. Time: **25**	Rented Price:
Closed:	Contract:	Lease SF/Y: **$10**
Off Mkt:	Concessions:	Mthly. Rnt. Price: **$5,365**
Township: **McHenry**	Unincorporated: **No**	Ann. Passthru. $/SF:
		Blt Before 78: **No**
Year Built: **2000**	PIN #: **0927285019**	County: **McHenry**
Zone Type: **Industrial**	Multiple PINs: **Yes**	
Act Zoning: **I-1**	Relist:	Min Rentable SF: **1500**
Subtype: **Condo**	Unit SF: **5950** (Leasable Area Units: **Square Feet**)	Max Rentable SF: **5950**
Tot Bldg SF: **30000**	# Stories: **1**	Lease Type: **Modified Gross**
Office SF: **5950**	Gross Rentable Area:	Com Area Maint SF/Y: **$0**
Land SF: **0**	Net Rentable Area:	Est. Tax per SF/Y: **$0**
Lot Dim: **0**	Investment: **Yes**	User: **Yes**
Lot Size Source: **Listing Agent**	List Price Per SF: **$50**	Sold Price Per SF: **$0**



Remarks: **McHenry industrial space with approximately 5,950 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. Association dues are approx. 385.66 per unit, per month. 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: **11'0**
Max Ceiling Height: **11'0**
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**	Total Monthly Income: **$0**	Total Annual Income: **$0**
Annual Net Oper Income: **$0**	Net Oper Income Year:	Cap Rate:
Real Estate Taxes: **$18,525.06**	Total Annual Expenses: **$0**	Expense Year:
Tax Year: **2025**	Expense Source:	Loss Factor:
Lease Terms:	Total Lease Amount:	
Operating Expense Includes:		

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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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.