

Repositioning of a Unique Property Leads to a Prompt Sale

McHenry, IL (January 2024) - Entre Commercial Realty is pleased to announce the sale of a 56,254 square foot building at 4610 Prime Parkway in northwest suburban McHenry, IL. This unique property had been on the market for 2+ years prior to the owner engaging with Entre to evaluate and handle the sale earlier in 2023. The building was extremely specialized as a prior owner had outfitted a significant portion of the interior of the original warehouse building with a 2-story production mezzanine. While the layout worked for the prior occupant it had become evident over 2+ years of marketing time that it was too specialized for most of today's users in search of higher cube warehouse space, lower office ratios and extra land.

Once retained by ownership, Entre engaged with an architectural firm, structural engineer and construction company to evaluate the feasibility and cost to remove the partially structural mezzanine and restore the building to a more generic warehouse-type building that would meet today's user demand. Entre identified that the property could be transformed back to a smaller 42,000 square foot building with 21-25' ceilings with an extra two-acre land parcel that could be used for vehicle parking, outdoor storage, etc. Upon completion of the engineering study, Entre re-launched the property to the market and there was significant interest from users searching for these features in a property. Ultimately the property was acquired by Viper Holdings, which provides scissor and boom lifts to the construction industry.

Entre's Dan Jones, SIOR, Dan Benassi, SIOR, and Sam Deihs represented the seller while Adam Fortino of Marcus & Millichap represented the purchaser in the transaction.



About Entre Commercial Realty LLC

Entre Commercial Realty LLC is a full-service commercial real estate firm based in suburban Chicago, IL. Entre provides a wide range of real estate services including brokerage, property management, and construction throughout the Midwest and nationally through its affiliates.

For more information visit www.entrecommercial.com