

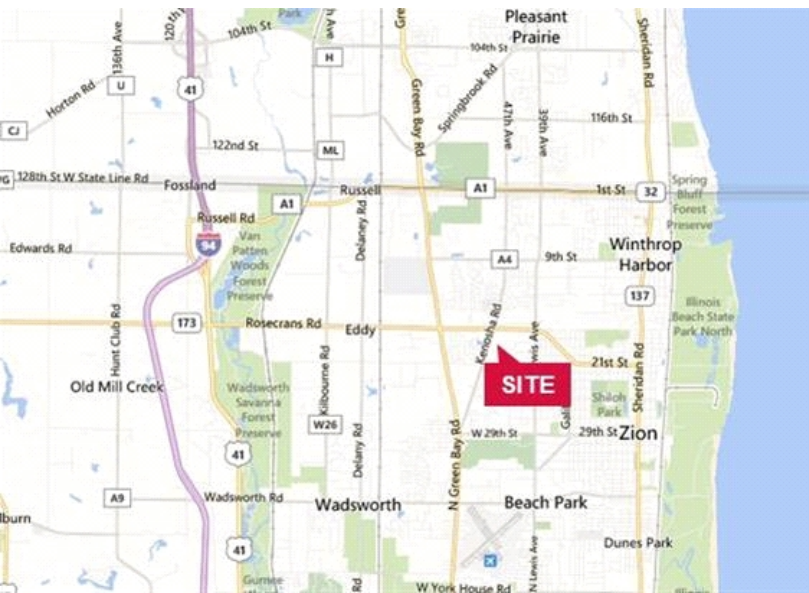
1817 Kenosha Road

Zion, IL 60099



VALUE-PRICED QUALITY SPACE IN LAKE COUNTY

For Sale or Lease: 222,750 SF Warehouse/Manufacturing Building



PROPERTY SPECIFICATIONS:

- ◆ **Building Size:** 222,750 SF
- ◆ **Expandable:** By 200,000 SF
- ◆ **Office Area:** 17,654 SF
- ◆ **Site Size:** 32 Acres
- ◆ **Ceiling Height:** 20' - 24'
- ◆ **Loading:** 24 Exterior with 4 Drive-In Doors
- ◆ **Parking:** +/- 50 Spaces, 50+ Trailers
- ◆ **Year Built:** 1994 / 2006
- ◆ **Sprinklered:** ESFR
- ◆ **Power:** +/- 2,000 Amps
- ◆ **Taxes:** \$1.08/SF (est.) **CAM:** \$.50/SF (est.)
- ◆ **Sale Price:** \$8,687,250 (\$39.00/SF)
- ◆ **Lease Rate:** \$3.35/SF Net

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**Newmark Grubb
Knight Frank**

8750 W. Bryn Mawr - Ste. 700, Chicago, IL 60631

Owned and Managed by:



Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Property Overview:

- ◆ Located Just 5 Miles East of I-94/294
- ◆ Directly Visible to/from Route 173
- ◆ 45 Miles North of Downtown Chicago
- ◆ 45 Miles South of Milwaukee, WI
- ◆ Extra Land on Route 173 could be Sold Separately
- ◆ Heavy Power with Bus Ducts
- ◆ Air Lines
- ◆ Trailer Drops with Concrete Pads
- ◆ Truck Scale

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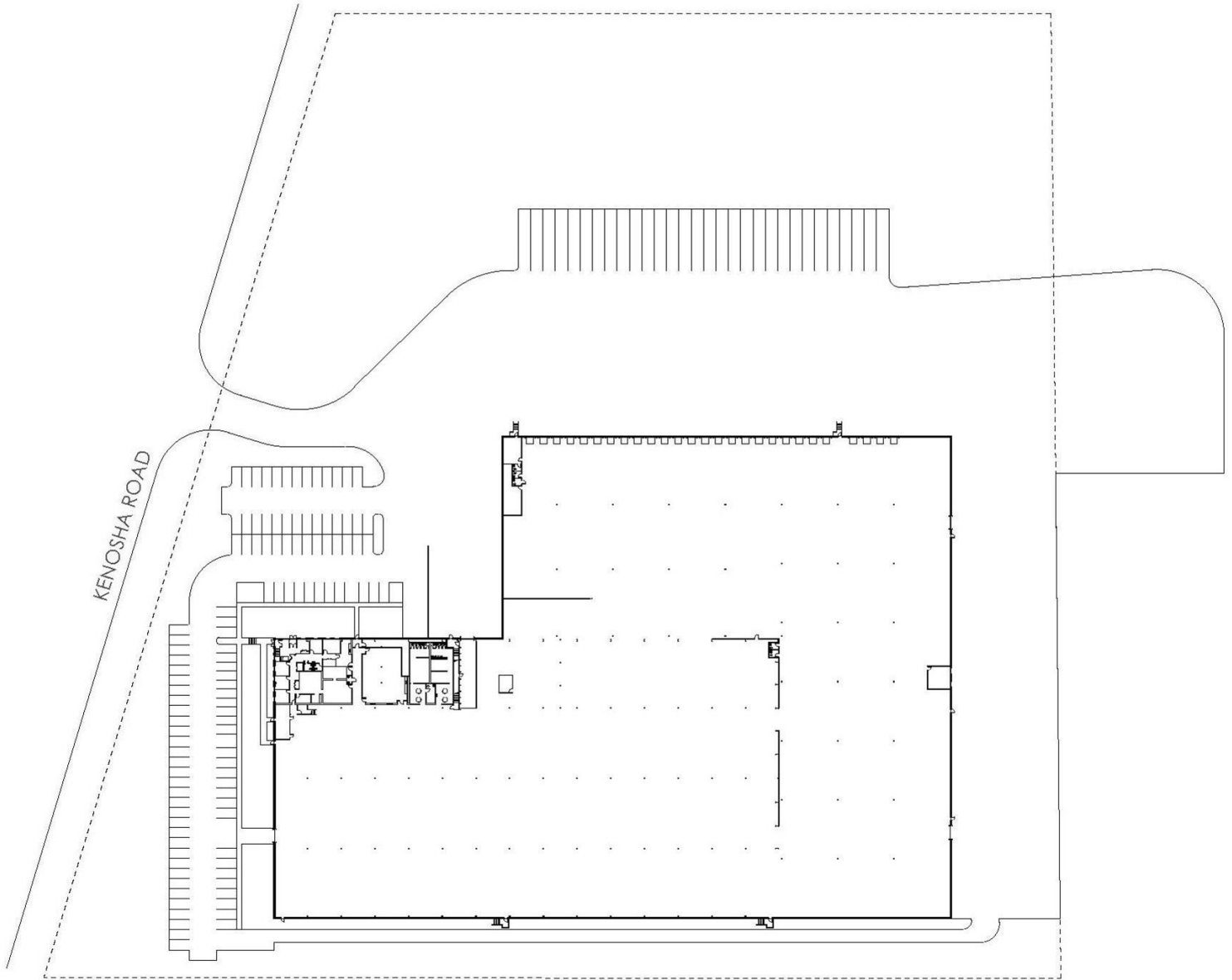
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SITE PLAN



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