

# 3300 16th Street

Zion, IL



## Corporate Headquarters Opportunity

As exclusive agents, we are pleased to offer the following property for sale or lease:



### Property Highlights:

- ◆ Building Size: 55,276 SF
- ◆ Office/Showroom: 9,026 SF
- ◆ Site Size: 6.51 Acres
- ◆ Year Built: 2004
- ◆ Ceiling Height: 26' Clear
- ◆ Loading: 7 Exterior / 1 Drive-In Door
- ◆ Car Parking: 74 (Expandable)
- ◆ Power: 600 Amps
- ◆ Lighting: T-5
- ◆ Fire Protection: ESFR
- ◆ Lease Rate: \$4.50/SF Net
- ◆ Sale Price: \$3,260,694 (\$59.00/SF)

**Sergio Chapa, SIOR** Senior Managing Director **847.980.7244** [schapa@ngkf.com](mailto:schapa@ngkf.com)

**Michael Probst** Senior Managing Director **847.208.5400** [mprost@ngkf.com](mailto:mprost@ngkf.com)

Owned & Managed by:

**Newmark  
Knight Frank**

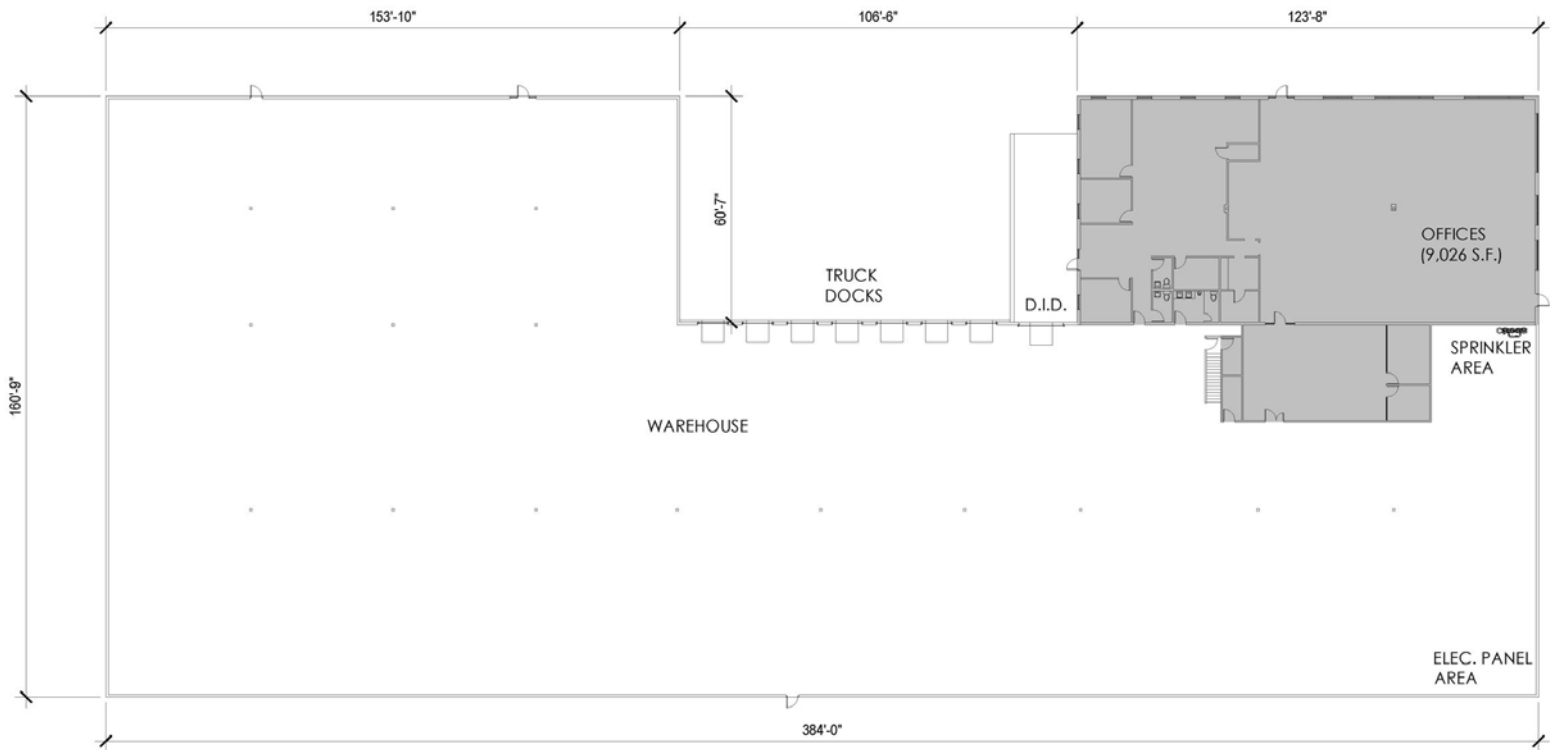
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- ◆ Easy Access to WI & Lake County
- ◆ Extra Land for Outside Storage
- ◆ Occupancy: April 1, 2018
- ◆ Planned Improvements
- ◆ New Ownership

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