



**COLDWELL  
BANKER  
COMMERCIAL**  
NRT

## 1817 KENOSHA ROAD

Zion, IL 60099

### AVAILABLE SPACE

64,600 SF

### LEASE RATE

\$5.35 SF/yr (MG)



FOR LEASE

CBCWORLDWIDE.COM

### OFFICE

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LEASE



## OFFERING SUMMARY

Available SF:	64,600 SF
Lease Rate:	\$5.35 SF/yr (MG)
Lot Size:	30.98 +/- Acres
Year Built:	1996
Building Size:	224,750 SF
Renovated:	2006
Zoning:	LM-Light Manufacturing

## PROPERTY OVERVIEW

64,600 SF Warehouse Space with 20-24 foot clear ceilings.

## PROPERTY HIGHLIGHTS

- 64,600 SF Warehouse Space
- 1 Drive-in Door
- 3 Docks
- 20-24 ft Clear Ceilings
- Full wet sprinkler system
- Truck Scale On-Site
- 2,000 Amp Electric System - bus ducts, air lines
- Truck and Trailer Parking Available
- 5 miles to I-94/294 (tollway), 4 miles to US 41, 1.5 miles to the Wisconsin state line

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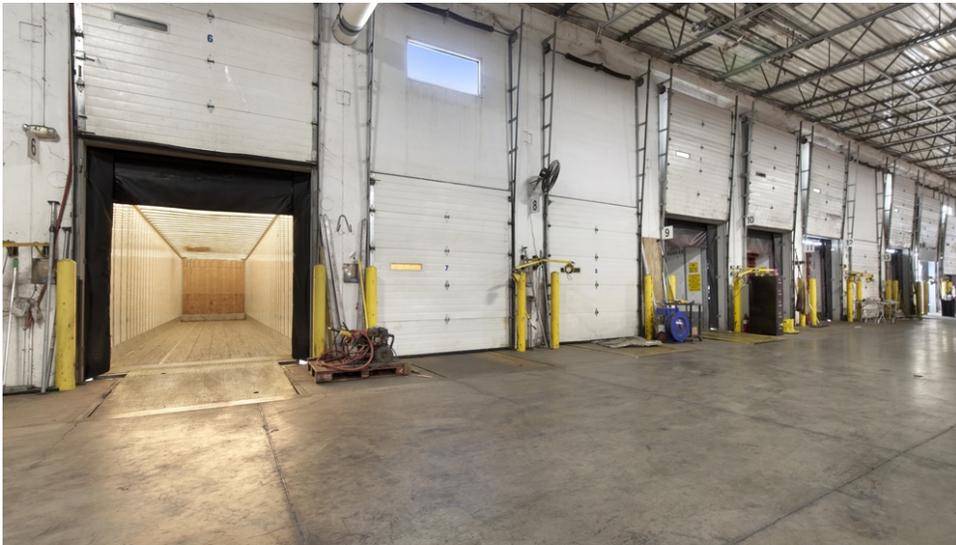
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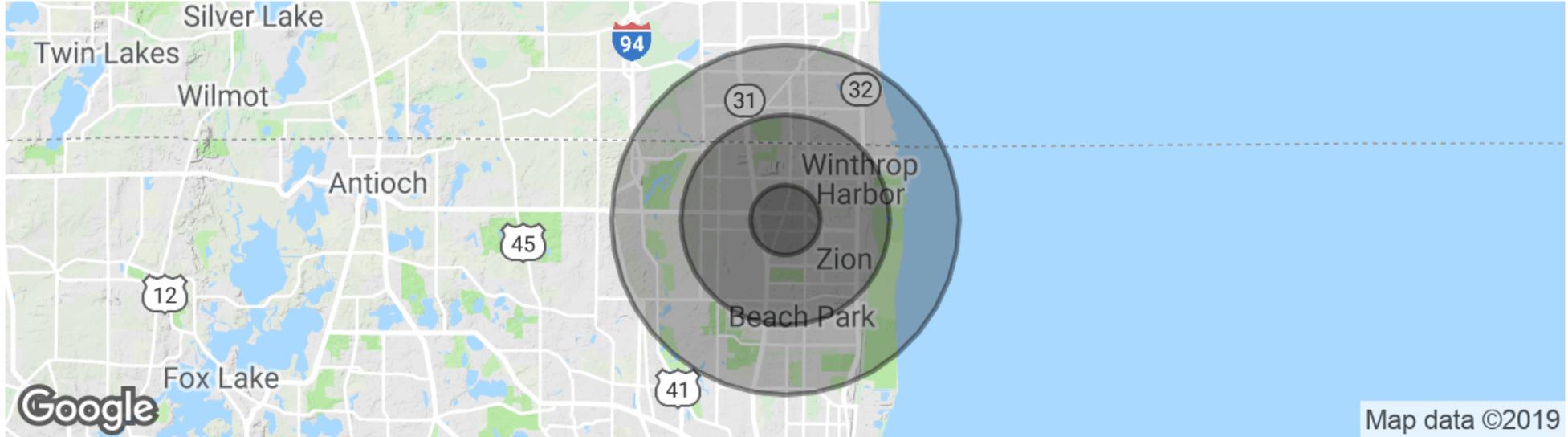
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,601	40,887	89,264
Median age	31.7	33.5	34.5
Median age (Male)	30.3	31.9	33.2
Median age (Female)	32.9	34.6	35.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,864	13,927	30,847
# of persons per HH	3.0	2.9	2.9
Average HH income	\$73,318	\$69,705	\$72,264
Average house value	\$230,076	\$250,899	\$252,468

\* Demographic data derived from 2010 US Census

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