

# LEASE INDUSTRIAL BUILDING | WAUCONDA, IL | 12,500 SF

1145 N Old Rand Rd Wauconda, IL 60084



## PROPERTY DESCRIPTION

Coldwell Banker Commercial has been selected to exclusively market for lease an industrial building located at 1145 N Old Rand Rd Wauconda IL in Lake county. This property is located near Rt 12, and situated in an industrial park. This property offers a combined total of 12,500 rentable square feet. It features a 1,200 sq ft modern office area with two well-appointed bathrooms and a locker room. The shop/warehouse contains 10,000 sq ft and a mezzanine that contains additional 1,400 sq ft. The property is situated on .87 acres and offers ample outside storage and parking spots. Includes a recessed loading dock with a manual dock plate, and two additional 14 ft tall doors. The building is equipped with a 480 Y 277/ 3 phase 4 wire 800 amps electrical system. For enhanced safety, the entire building, including the office area, is equipped with a comprehensive sprinkler system. The current industrial submarket in the immediate area has shown strength over the past year. Vacancy in the South Lake County industrial submarket is 5.6% and has decreased 0.8% over the past 12 months.

## OFFERING SUMMARY

Lease Rate:	\$10.60 PSF /Year Modified Gross
Lot Size:	36,370 SF
Building Size:	12,500 SF
Office:	1,200 SF
Mezzanine Size:	1,400 SF (Included in bldg SF)
Power:	480 Y 277/ 3 phase 4 wire 800 amps
Zoning:	LI
Drive In Doors:	2 tot./12'W x 14'H
Dock Door:	10'H x 8'W W/ Dock Plate
Clear Height:	14

**Paul Proano**  
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### PROPERTY HIGHLIGHTS

- 12,500 SF industrial building
- Zoned for industrial use
- Corner lot for high visibility
- Fenced storage area with canopy
- Convenient location near Rt 12
- Ideal for manufacturing operations
- Spacious interior for flexible use
- Suitable for warehousing and distribution
- Ample space for equipment and inventory
- Easy access for transportation and logistics
- Well-maintained property
- Entire building has AC
- Whole building is plumbed with air lines
- 5 ton hoist
- Roof vents
- 15,000 pound rotary truck lift
- 40 HP rotary screw air compressor
- 10 HP rotary screw air compressor
- Air dryer for air compressor
- Security Camera System

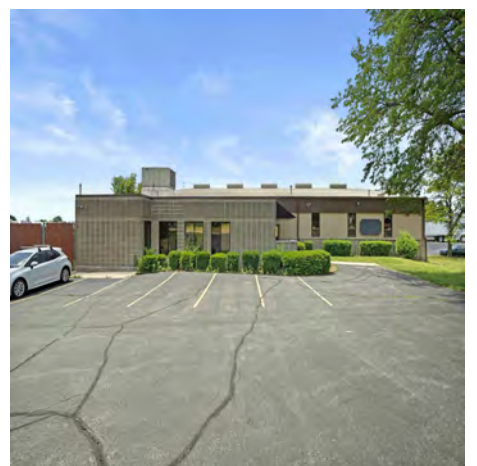
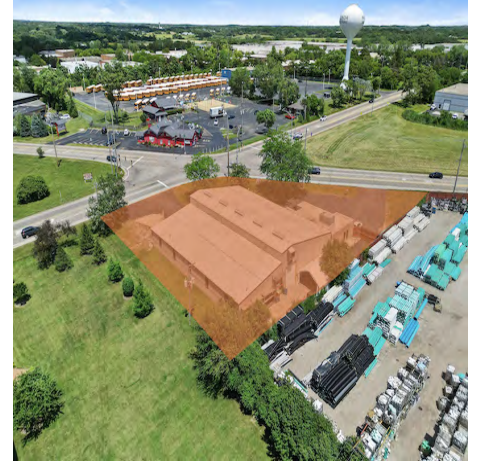
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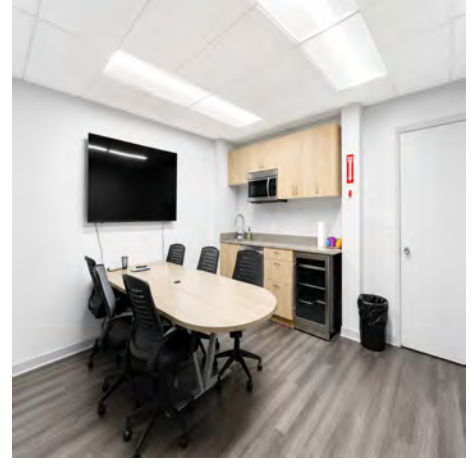
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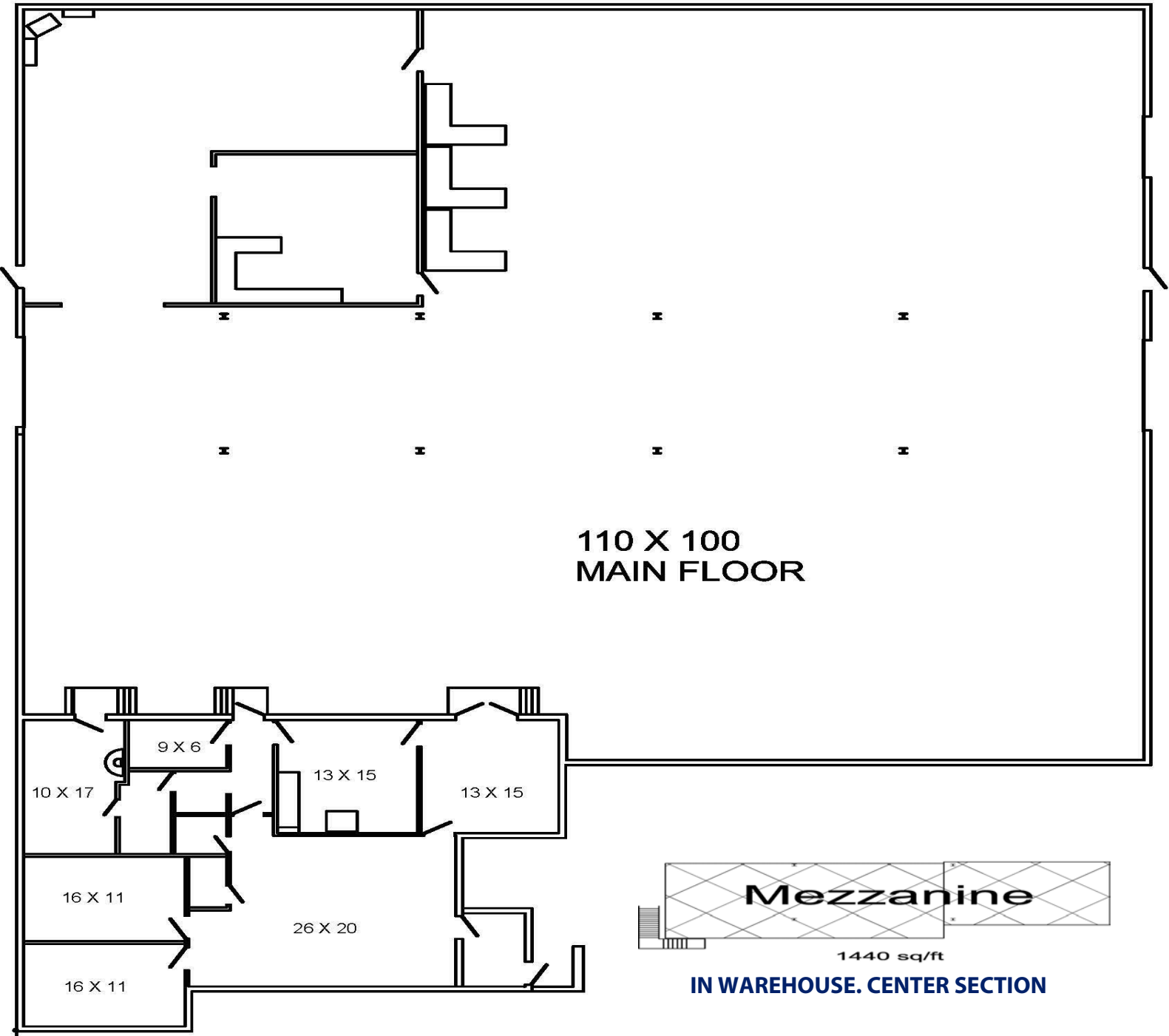
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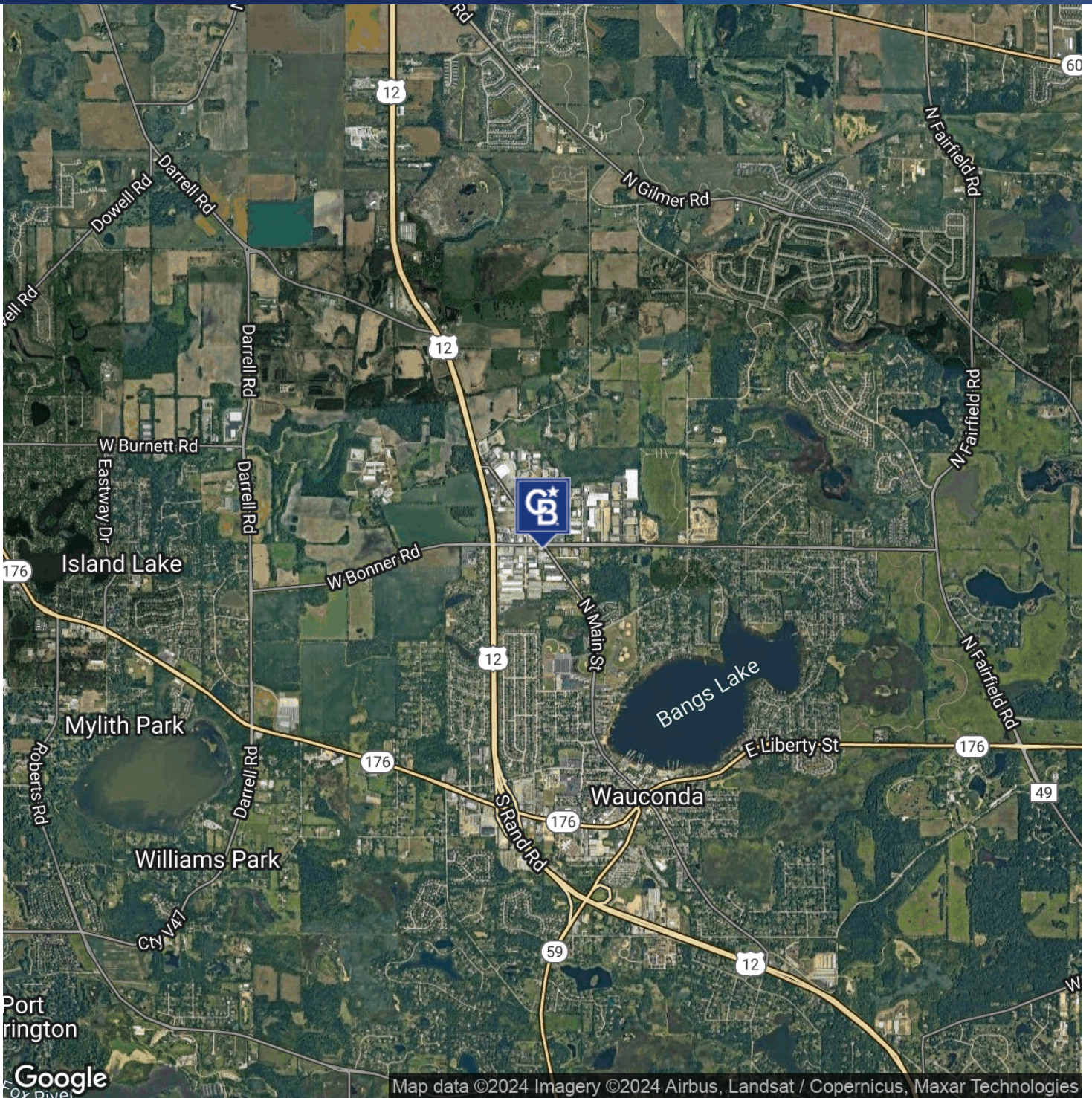
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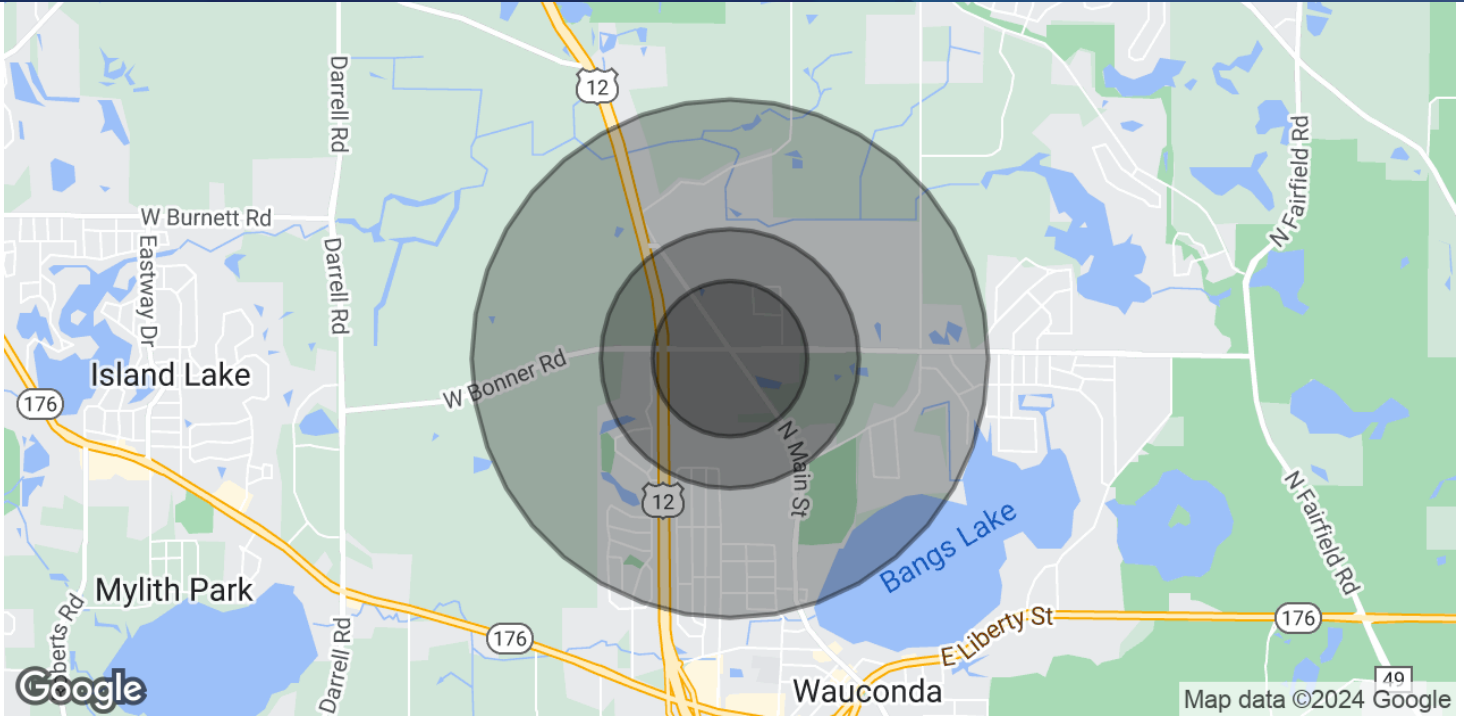
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	125	664	3,836
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	253	1,508
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$140,053	\$135,650	\$120,167
Average House Value	\$281,613	\$275,376	\$285,694

### TRAFFIC COUNTS

Rt 12 and Bonner Rd /day

Demographics data derived from AlphaMap

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