

FOR LEASE
41,838 SF



WAUKEGAN, IL

3210 OAK GROVE AVENUE

COMMENTS

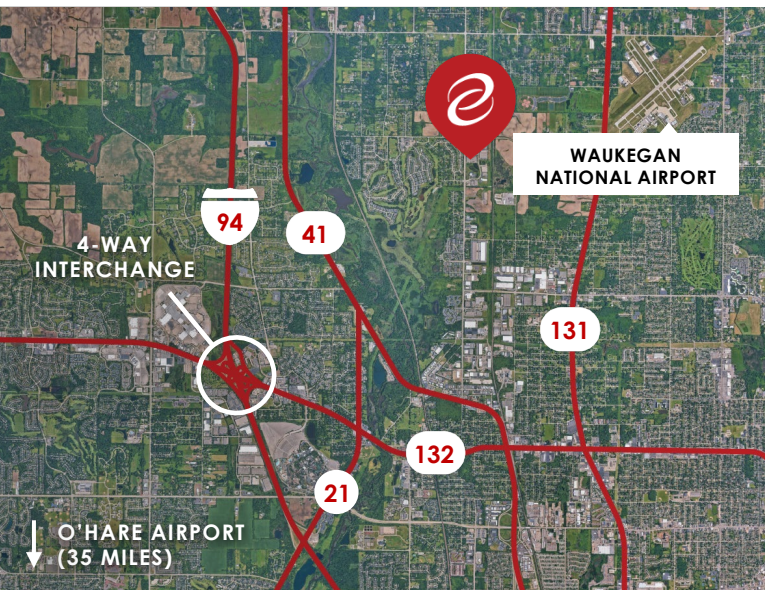
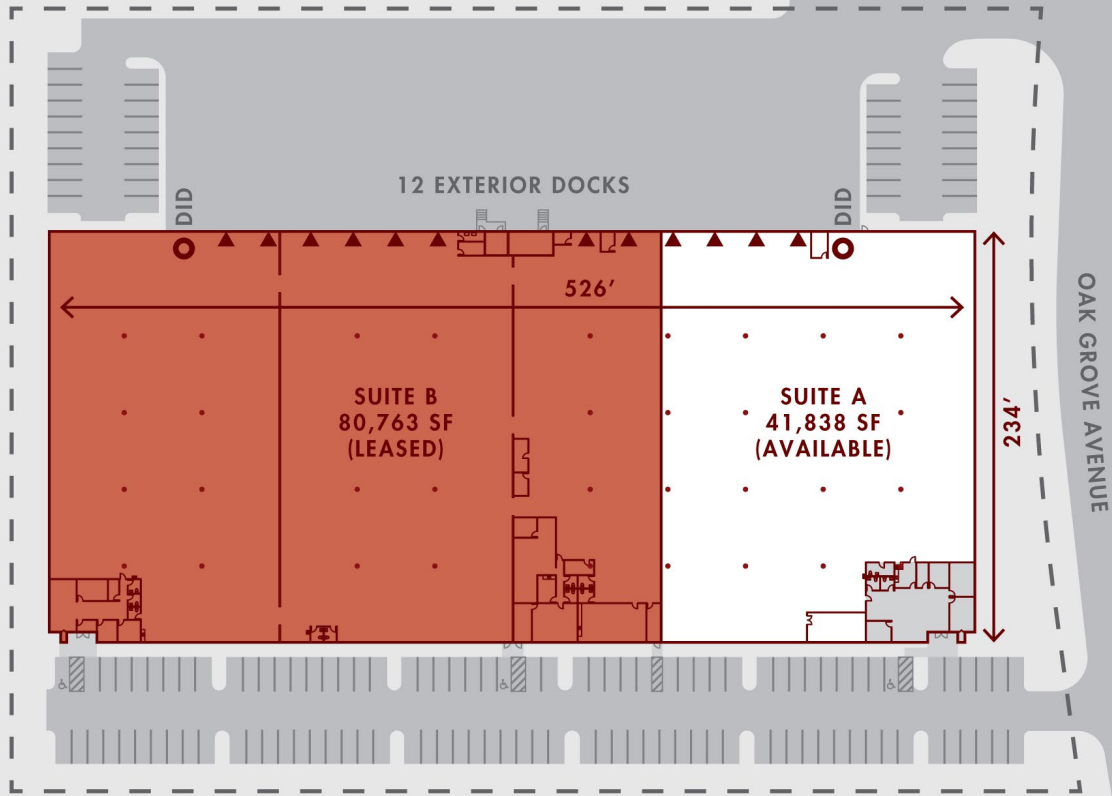
- Make Ready Improvements Planned
- Efficient, Open Warehouse Layout
- Strategically Located within Lake County with Close Proximity to Route 41 and I-94
- Close proximity to Large Labor Base and Executive Housing
- Low, Stable Lake County Taxes
- Professionally Owned and Managed

BUILDING DETAILS

| | |
|----------------|------------------------------|
| Building Size | 122,601 SF |
| Suite Size | 41,838 SF |
| Office Size | 2,839 SF |
| Clear Height | 30' |
| Loading | 4 Docks / 1 Drive-In Door |
| Column Spacing | 43' x 44' |
| Parking | 1.17/1,000 SF |
| Sprinkler | ESFR |
| Lighting | LED |
| Power | 1200-Amp, 3-Phase, 480Y/277V |

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| SUITE | TOTAL SF | OFFICE SF | ASKING RATE (NET) |
|---------------|----------------|-----------|-------------------|
| Suite A | 41,838 | 2,839 | Subject to Offer |
| Suite B | 80,763 | 5,501 | LEASED |
| TOTALS | 122,601 | | |

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