

280-290 Industrial Drive  
Wauconda, IL

ENTRE  
Commercial Realty LLC

# For Lease

AVAILABLE: ±12,530-15,770 SF

AVAILABLE SIZE: ± 12,530-15,770 SF

LAND AREA: 1.59

OFFICE SIZE: ± 2,400

CONSTRUCTION: MASONRY

PARKING: 15 SPACES

YEAR BUILT: 1997 | 2004

CEILING HEIGHT: 18'-19'

POWER: 400 AMP 3 PHASE X2

LOADING: 1 12'X14' DID & 1 EXT DOCK PER UNIT

SPRINKLERED: YES

ZONING: LI

RE TAXES: 1.82 PSF (2024)

LEASE RATE: \$5.95-8.50 PSF NNN



In Process: All  
New LED  
Lighting  
Throughout



Low Lake  
County  
Taxes



Triple  
Catch  
Basin



Private Dock  
& DID per  
Unit

## Presented By:



**Elisabeth Lazzara**

847-310-4209

[elazzara@entrecommercial.com](mailto:elazzara@entrecommercial.com)



**Mike Deserto**

224-588-3026

[mdeserto@entrecommercial.com](mailto:mdeserto@entrecommercial.com)



**Cory Kay**

224-532-2497

[ckay@entrecommercial.com](mailto:ckay@entrecommercial.com)

 [entrecommercial.com](http://entrecommercial.com)

The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

# Floor Plan



Your paragraph text

**ENTRE**  
Commercial Realty LLC

**Elisabeth Lazzara**

847-310-4209

[elazzara@entrecommercial.com](mailto:elazzara@entrecommercial.com)

**Mike Deserto**

224-588-3026

[mdeserto@entrecommercial.com](mailto:mdeserto@entrecommercial.com)

**Cory Kay**

224-532-2497

[ckay@entrecommercial.com](mailto:ckay@entrecommercial.com)



# Location

**280-290 Industrial Drive**  
Wauconda, IL



**Lake County**

Positioned between Chicago and Milwaukee, Lake County offers prime access to major transportation routes, a strong talent pool, and a thriving mix of corporate, industrial, and research-driven industries. With modern infrastructure, welcoming communities, and room for business growth, the region supports innovation, productivity, and sustained economic success.