

Outdoor Storage

**For
Lease**

AVAILABLE:
48,096 SF (Divisible)

**3430-3436 Washington St.
Park City, IL**

49,096 SF

AVAILABLE: **DIVISIBLE TO 4,485 SF (2 DOCKS)**
12,112 SF (6 DOCKS, 1 DID)
16,190 SF (5 DID)
16,302 SF (7 DID)

CEILING: **18' CLEAR**

LAND: **7.39 ACRES**

LOADING: **13 DRIVE-IN DOORS, 8 EXTERIOR DOCKS (DID 16' X 20')**

POWER: **1600 AMPS@ 480V & 1200 AMPS @480V**

PARKING: **HEAVY**

LEASE RATE: **SUBJECT TO OFFER**

- Recent renovated with epoxy floors, triple basins, new lighting, new bathrooms, sprinklers, & more
- Rare facility that offers large drive-in doors, outside storage
- Perfect for contractors, trucking/fleet, service companies, automotive, warehousing & distribution
- Frontage/Signage on Washington St. with easy access to route 41 & I-94
- 500-2000 SF Office



Presented By:

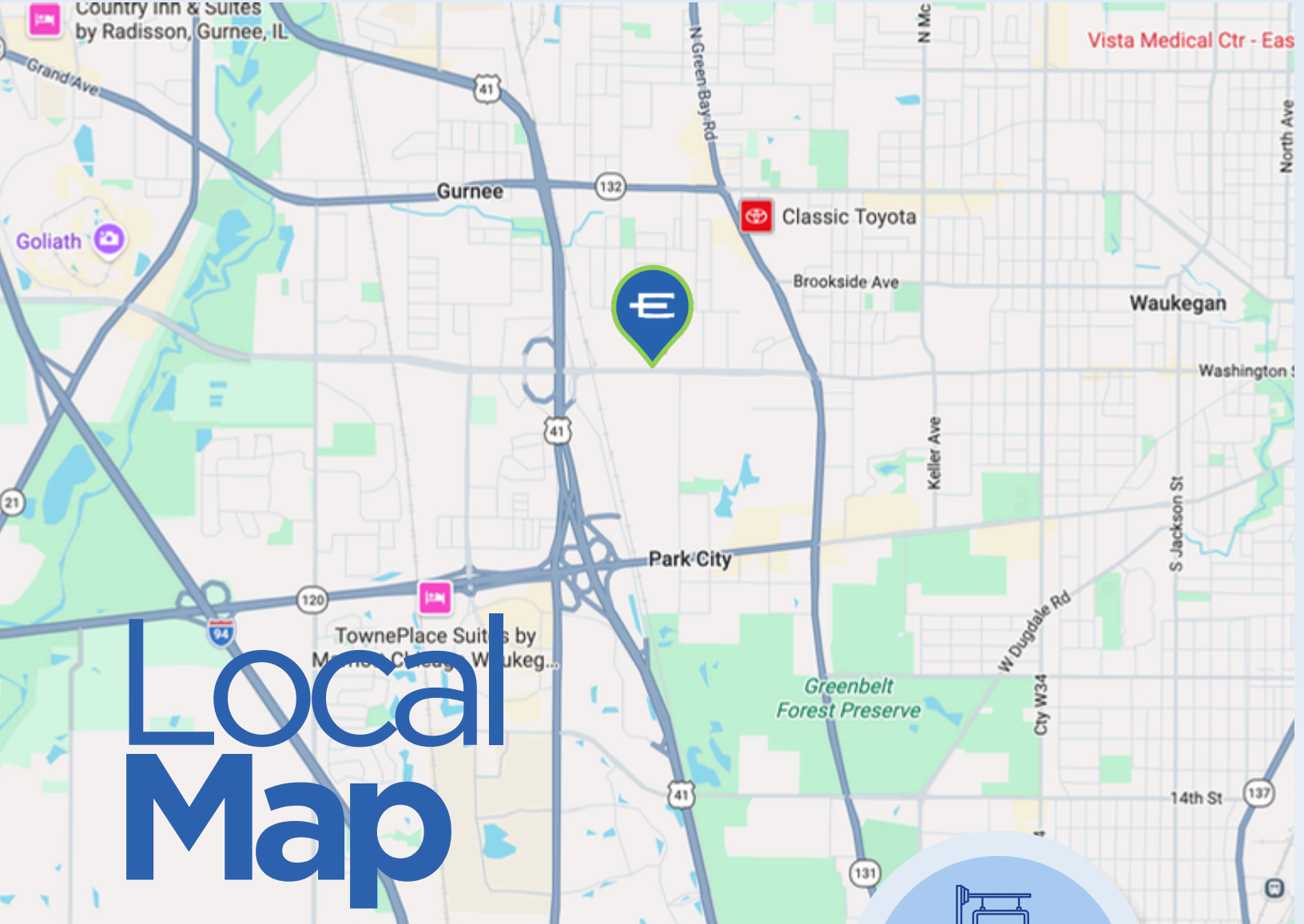
➤ **Brian Bocci, SIOR**
847-310-4296
bbocci@entreccommercial.com

➤ **Jack Steineke**
847-309-0018
jsteineke@entreccommercial.com

 entreccommercial.com

Property Photos





Local Map

3430-3436 Washington St.
Park City, IL



**Easy Access
to Rt. 41
& I-94**



**Frontage/
Signage on
Washington
Street**



**Outside
Storage**



Location



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.



Diverse Industry Mix

A strong blend of corporate headquarters, life sciences, advanced manufacturing, logistics, and technology drives stability and opportunity.



Educated Workforce

A highly trained talent pipeline, supported by respected colleges and workforce development programs, equips employers with skilled professionals.



Extensive Transportation

Proximity to major interstates, commuter rail, freight routes, and regional airports provides excellent connectivity for people and goods.



Varied Housing Options

From lakefront towns to suburban neighborhoods, the region offers housing choices suited to a wide range of lifestyles and budgets.



Excellent Quality of Life

Expansive forest preserves, recreation, cultural attractions, and strong schools contribute to a highly desirable living environment.



Reliable Utilities

Modern, dependable utility systems offer consistent service and the capacity to support ongoing business growth.



Medical and Healthcare Facilities

Leading hospitals, specialty centers, and integrated healthcare networks deliver high-quality, comprehensive medical services.



Business Friendly Communities

Local municipalities encourage investment through development support, streamlined processes, and collaborative economic partnerships.



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3550 Salt Creek Lane, Suite 104

Arlington Heights, IL 60005