

1700 Kiefer Drive - Unit D, Zion, IL

Available: 8,331 SF FOR LEASE



IMMEDIATE AVAILABILITY

FOR LEASE: Warehouse/Showroom/Flex Space

AVAILABLE: 8,331 SF (Unit D – 50% Office/Showroom and 50% Warehouse)

BUILDING SIZE: 80,205 SF

LOT SIZE: 11.35 Acres

LOADING: 1 Drive-In Door

BAY SIZE: 32' x 32'

CEILING: 16'-18' Clear

ZONING: LM – Light Manufacturing

AGE: 1993 (Renovations in 2020)

PARKING: ~1 space per 1,000 SF

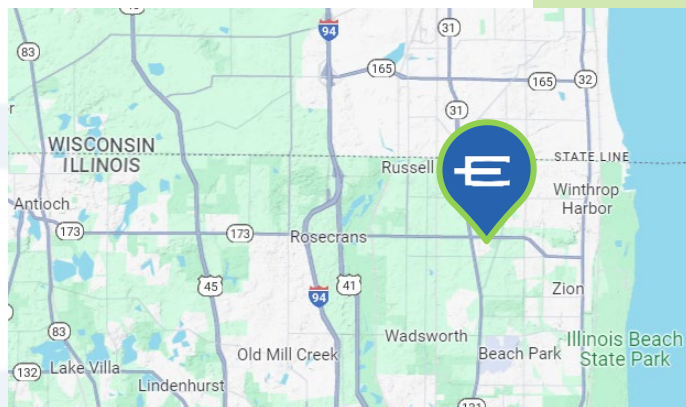
SPRINKLER: Yes

REAL ESTATE TAXES: \$1.10 PSF (2026 budget)

CAM: \$1.08 PSF (2026 budget)

LEASE RATE: \$8.00 PSF MG

- Warehouse/Office/Showroom; Retail exposure on Route 173 (Rosecrans Road)
- Extra Land for Potential Truck/Trailer Parking, Outdoor Storage, or Expansion



SCAN FOR LISTING



ENTRE
Commercial Realty LLC

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SITE PLAN



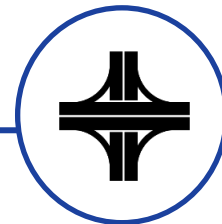
Facility Highlights



**OUTSIDE STORAGE
POTENTIAL**



NEW PARKING LOT



**LOCATED LESS THAN
5-MILES FROM I-94**

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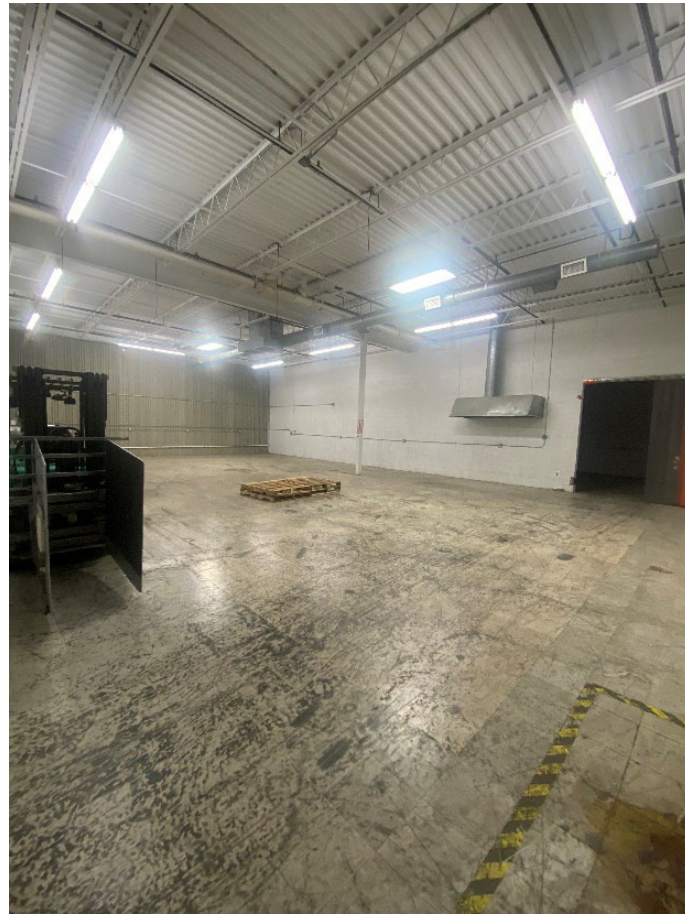
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PHOTOS



LOCAL MAP



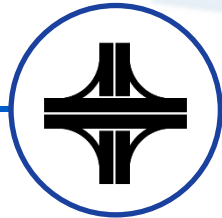
Amenities

Auto, Recreation, Restaurants, Retail

SCAN FOR MAP VIEW



33 Miles from
O'Hare Intl
Airport



Retail Exposure
via Route 173



Lake County
Property Taxes



40 Miles from
Milwaukee Mitchell
Intl Airport

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