

2230 Emie Krueger Circle
Waukegan, IL

ENTRE
Commercial Realty LLC

For Sale or Lease

AVAILABLE: ± 21,365 SF

BUILDING SIZE: 21,365 SF

OFFICE: ±4,478 SF

SITE SIZE: 2.88 ACRES

CAR PARKING: AMPLE

LOADING: 9 DRIVE-IN DOORS;
2 DOCKS

CLEAR HEIGHT: 20' - 30'

AGE: 1970

ZONING: I-2

POWER: HEAVY

RE TAXES: \$2.07 PSF (PAID 2024)

LEASE RATE: SUBJECT TO OFFER

SALE PRICE: SUBJECT TO OFFER


Fully Secured Lot & Outdoor Storage



On-Site Fueling Station



Maintenance Facility


9 Maintenance Bays



Trench Drains w/ Triple Catch Basins

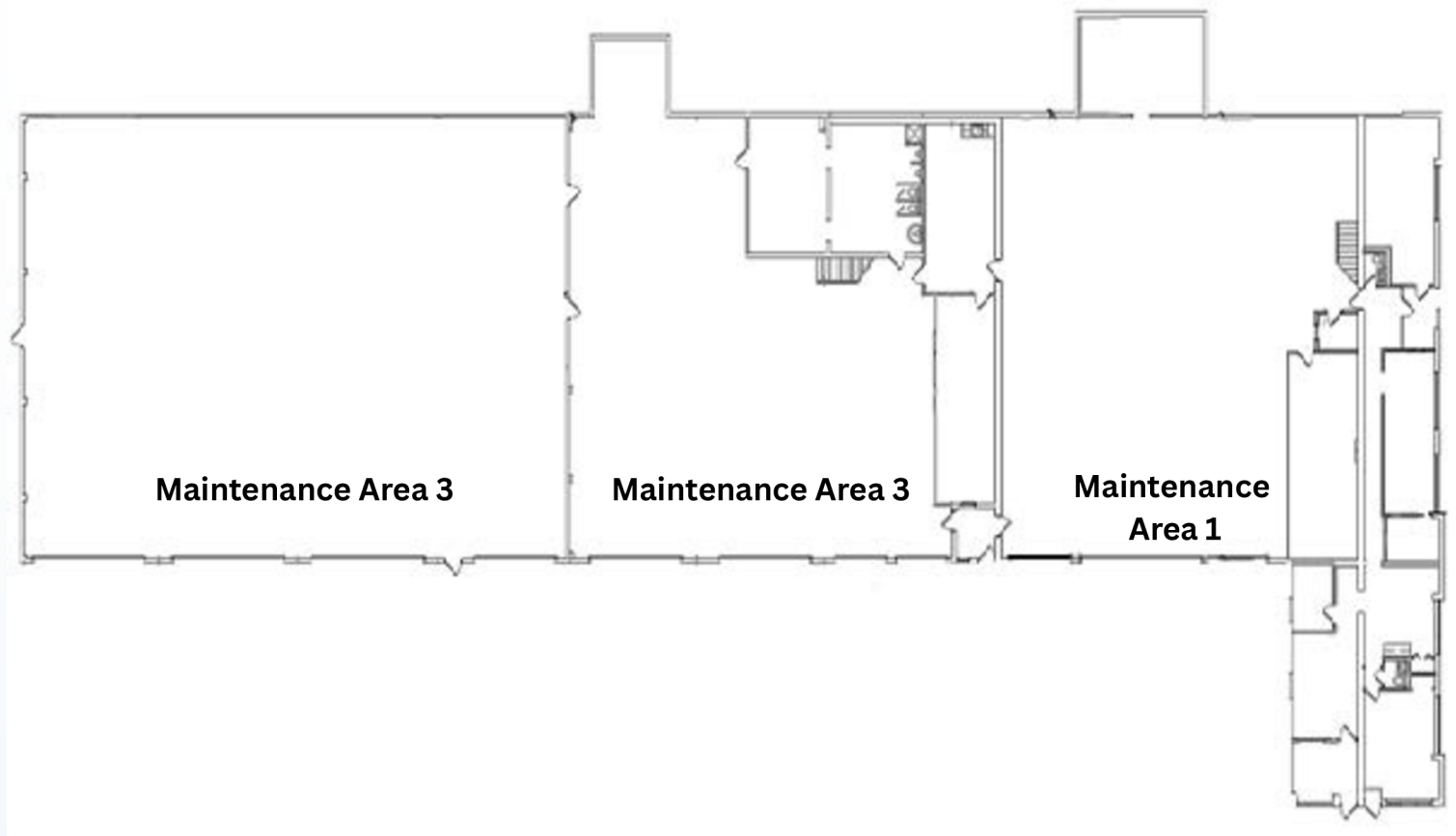
Presented By:

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➤ **Cory Kay**
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Repair Bay Layout



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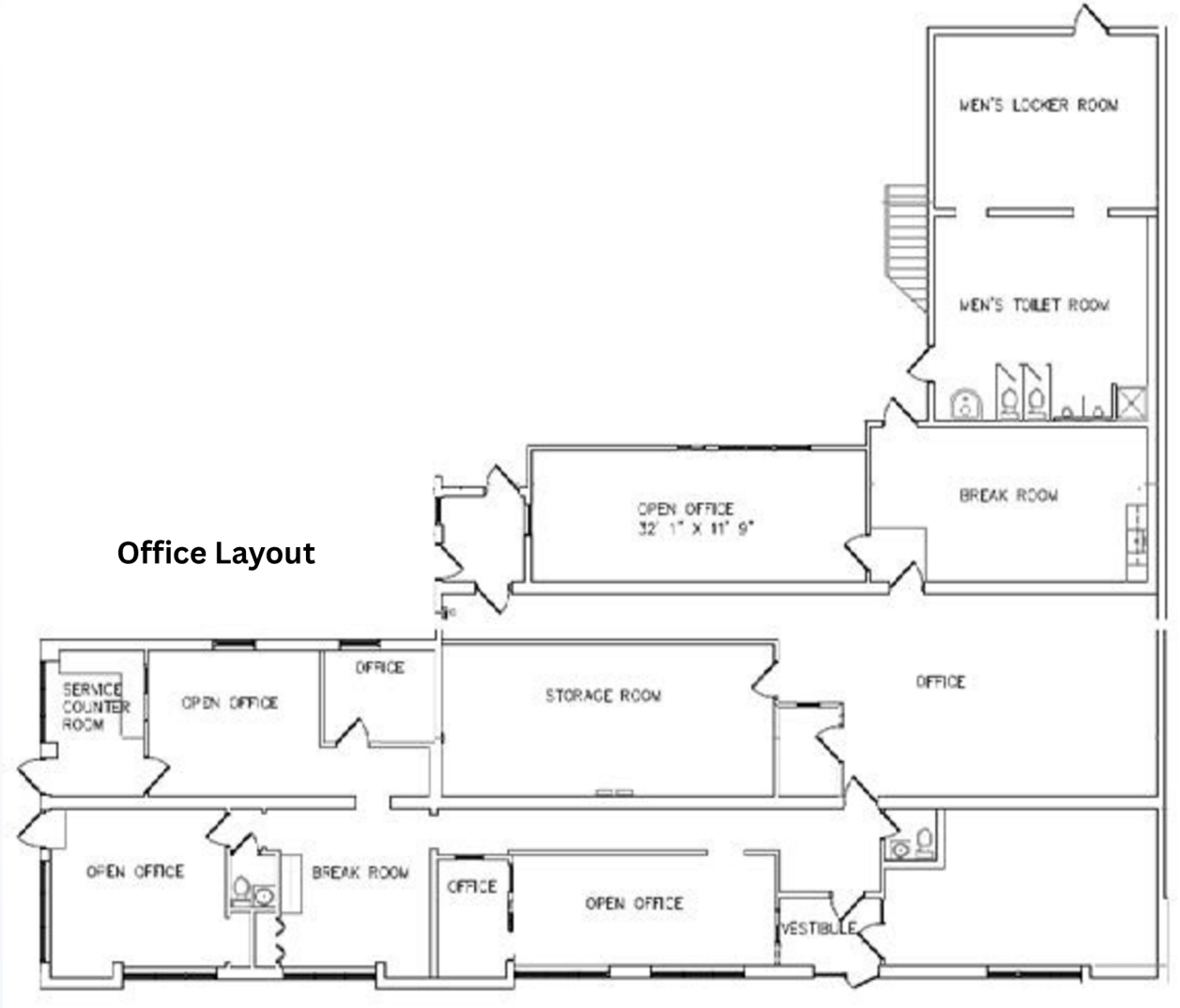
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Site Plan



Facility Highlights:



**Zoning Approved
for Heavy Uses**



**Air Lines
& Exhaust
System**



**Oversized
Drive-In Doors**



**Exterior Block
Heater Hookups**

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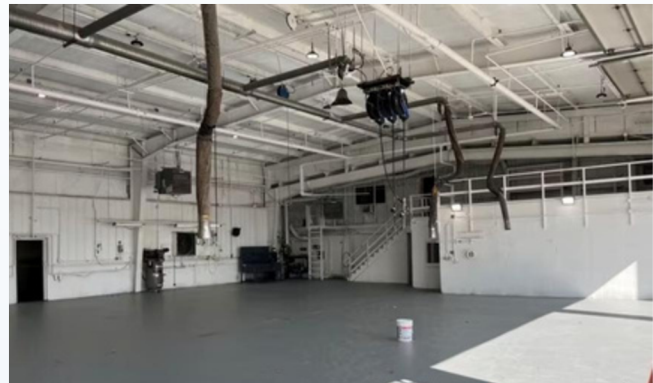
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Property Photos



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