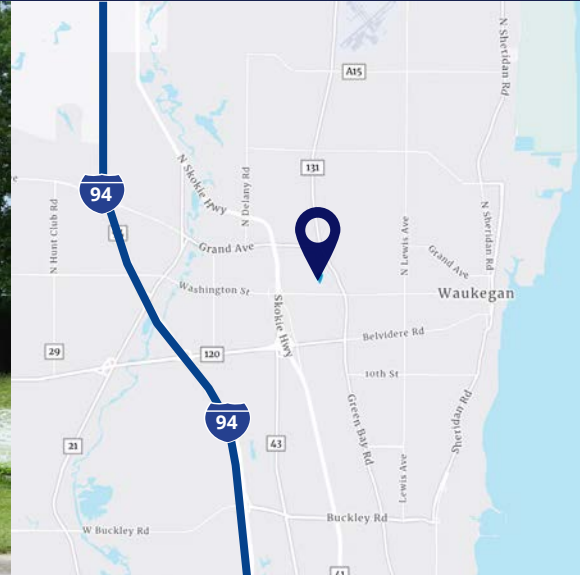


FOR SALE OR LEASE

# 54 Le Baron Street

WAUKEGAN, IL



## Features

- Available Size: 9,500 SF
- Office: +/-500 SF
- Land Site: 0.54 Acres
- Ceiling Height: 11' clear
- Loading: 4 drive-in doors
- HVAC: Fully temperature controlled
- Electrical: 400 Amps @ 480 Volt, 3 phase
- Year Built: 1967
- Zoning: I-Light Industrial
- Electrical bus bars, compressed airlines
- Close proximity to I-94
- Divisible building layout
- LED lighting
- Attractive Lake County Real Estate Taxes
- Rare/desirable building size for sale
- Well suited for manufacturing/assembly
- Real Estate Taxes: \$11,563 (2024)
- Sale Price: Subject to Offer
- Lease Rate: Subject to Offer

9,500 SF

Contact:

**Brendan Green**

Senior Vice President

+1 847 698 8227

brendan.green@colliers.com



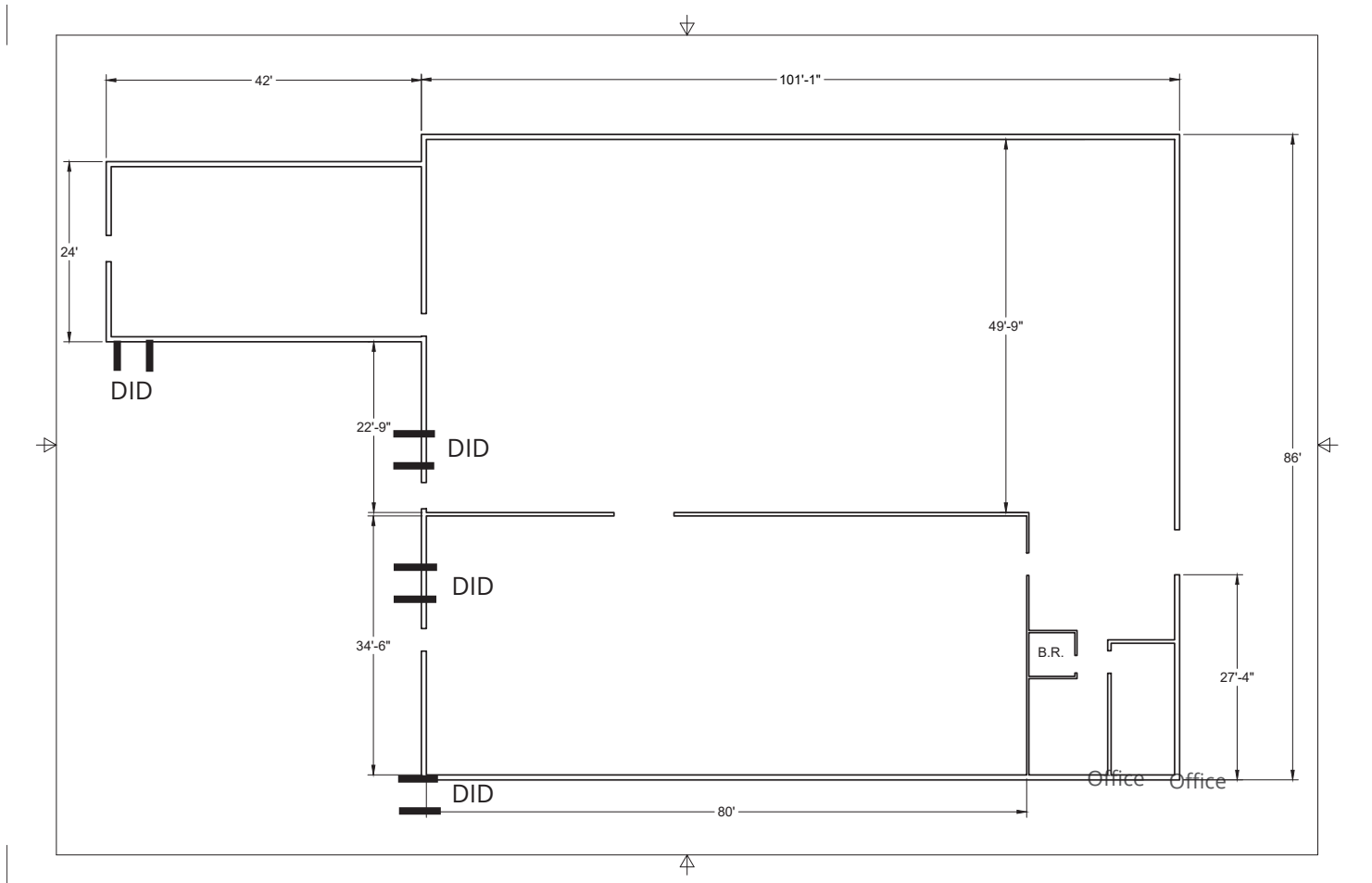
**Colliers International**

6250 N. River Road, Suite 11-100

Rosemont, IL 60018

Accelerating success.

# Floor Plan



**Brendan Green**

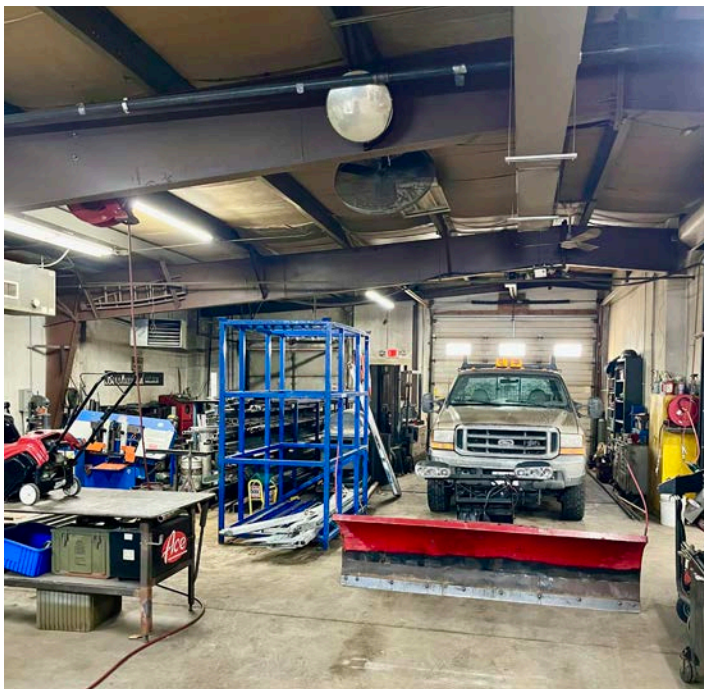
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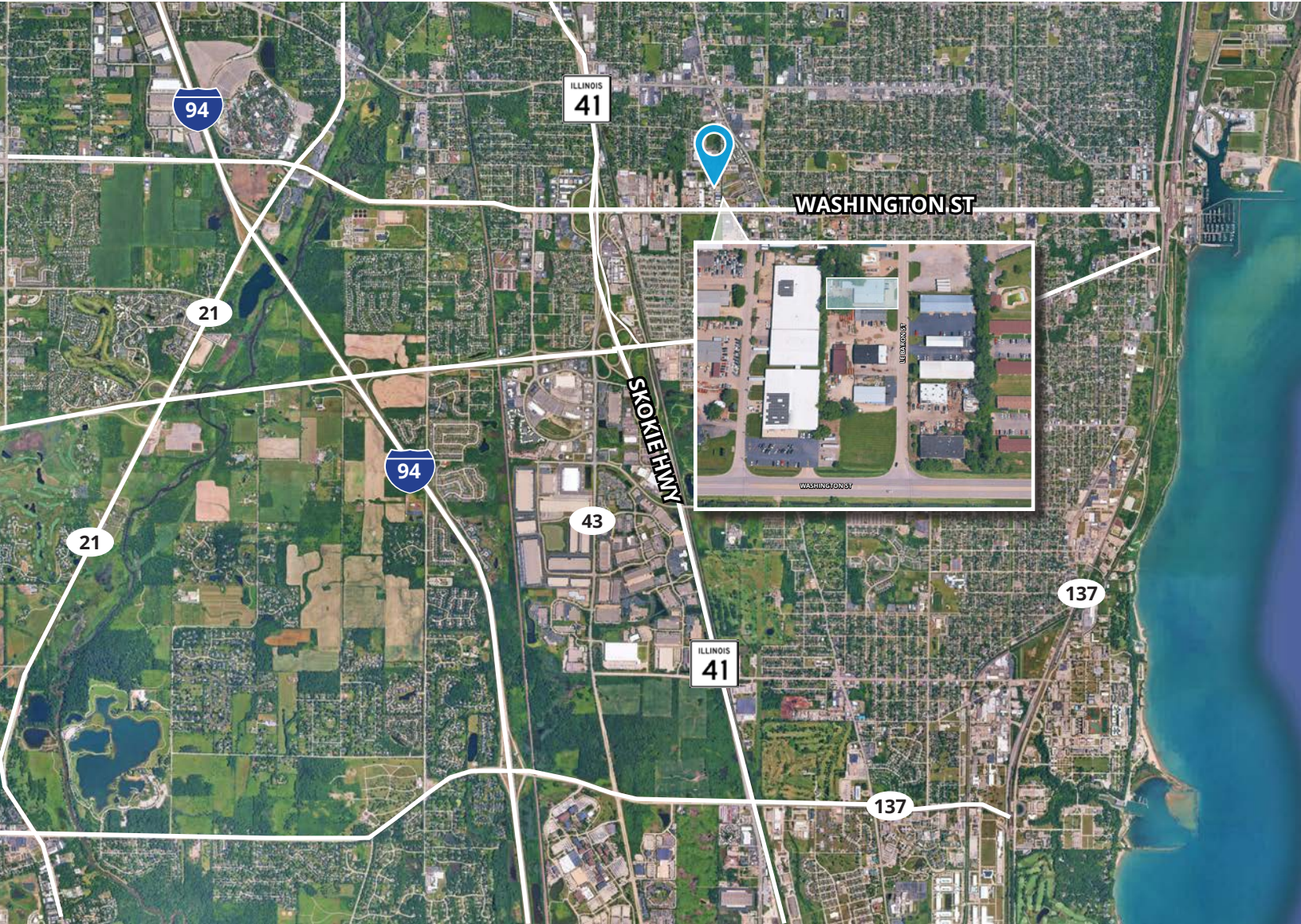
# Photos



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# Location



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