

1700 Kiefer Drive
Zion, IL

ENTRE
Commercial Realty LLC

For Sale or Lease

AVAILABLE:
8,331 - 36,779 SF

AVAILABLE SPACE:	UNIT A: 28,448 SF & UNIT D: 8,331 SF
BUILDING SIZE:	80,203 SF
LOT SIZE	11.35 ACRES (~8 ACRES USABLE)
OFFICE	9,977 SF - CAN BE REDUCED
CLEAR HEIGHT	20' (8,000 SF AT 16')
LOADING	5 DOCKS; 2 DID (12'X14' & 9'X12')
POWER	600 AMPS @ 480V 300 AMPS @ 480V
BAY SIZE	32' X 32'
ZONING	LM - LIGHT MANUFACTURING
AGE	1993; RENOVATIONS IN 2020-2026
PARKING	71 SPACES - EXPANDABLE
SPRINKLER	YES
TAXES	\$1.09 PSF (2025)
CAM	\$1.25 PSF (2025)

LEASE RATE:	\$5.50 PSF NET
SALE PRICE	\$5,215,000 (\$65.02 PSF)

✓
Extra Land for
Potential
Truck/Trailer
Parking, Outdoor
Storage or
Expansion

✓
Seller
Leaseback
Potential

✓
Owner-
Investor
Opportunity

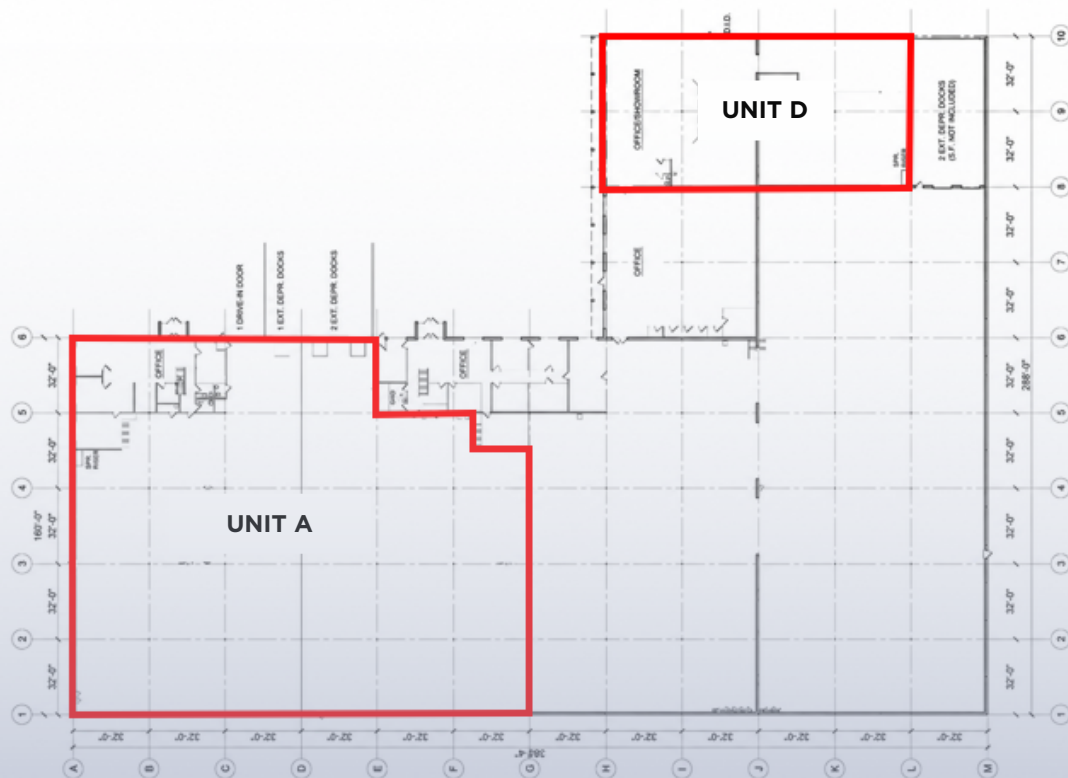
✓
Route 173
Exposure

Presented By:

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Floor Plan



Unit A

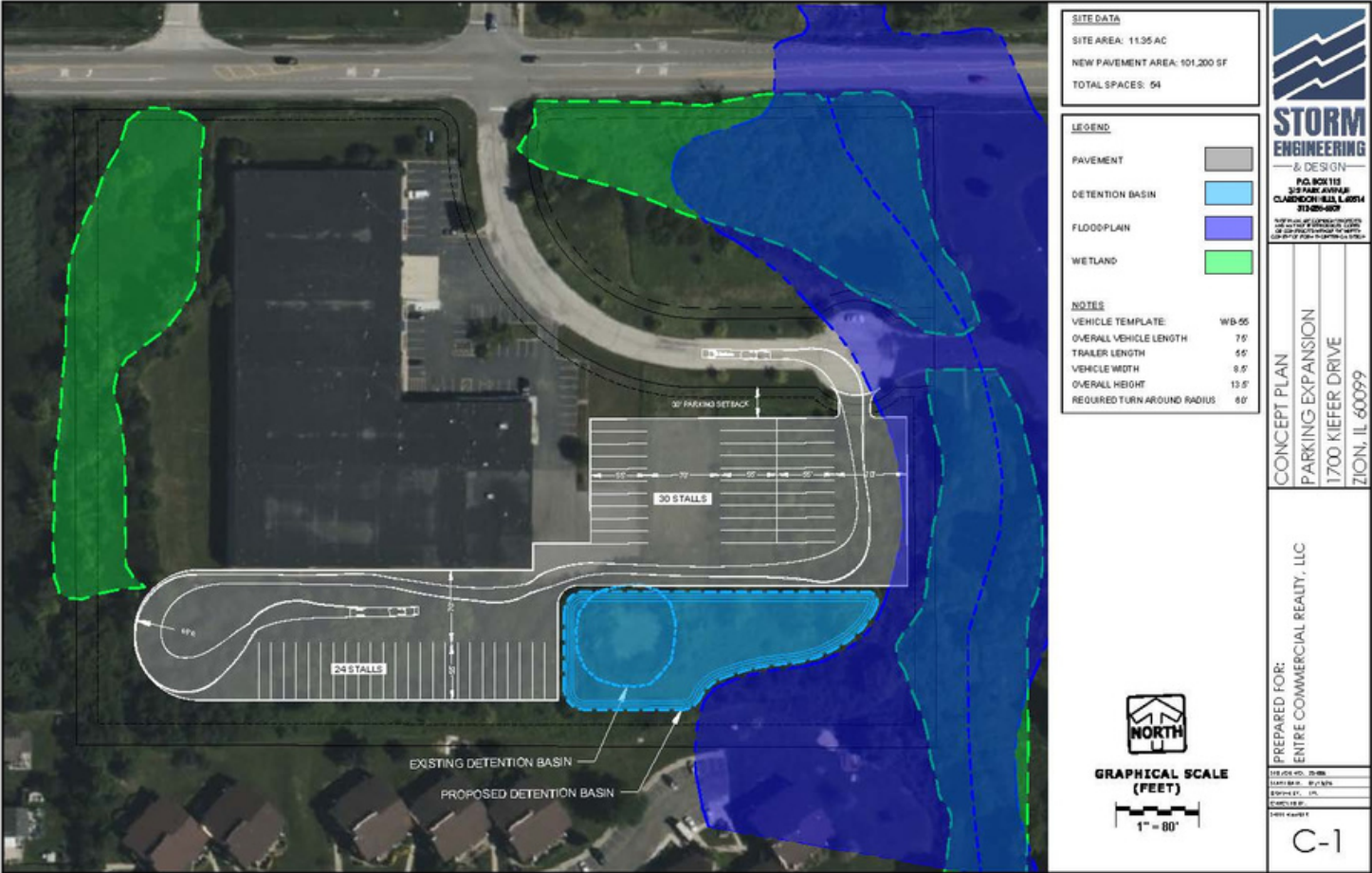
AVAILABLE SPACE:	28,448 SF
OFFICE:	2,375 SF
CLEAR HEIGHT:	20'
BAY SIZES	32' X 32'
LOADING:	3 DOCKS; 1 DID (12' X 14')
PARKING:	AMPLE
SPRINKLER:	YES
ELECTRICAL:	300 AMPS @ 480 V
ZONING	LM - LIGHT MANUFACTURING
LEASE RATE:	\$5.50 PSF NET

Unit D

AVAILABLE SPACE:	8,331 SF
OFFICE:	TBD
CLEAR HEIGHT:	16'
BAY SIZES	32' X 32'
LOADING:	1 DID (9' X 12')
PARKING:	-1 SPACE PER 1,000 SF
SPRINKLER:	YES
ELECTRICAL:	200 AMPS
ZONING	LM - LIGHT MANUFACTURING
LEASE RATE:	\$5.50 PSF NET



Property Photos & Trailer Parking Concept





1700 Kiefer Drive Zion, IL



**Close
Proximity to
I-94
Expressway**



**Lake
County
Property
Taxes**



**Skilled
Labor
Force**

