



Outdoor Storage

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# For Lease

AVAILABLE:  
**48,096 SF (Divisible)**

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

AVAILABLE:	<b>49,096 SF</b> 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:	<b>18' CLEAR</b>
LAND:	<b>7.39 ACRES</b>
LOADING:	<b>13 DRIVE-IN DOORS, 8 EXTERIOR DOCKS (DID 16' X 20')</b>
POWER:	<b>1600 AMPS@ 480V &amp; 1200 AMPS @480V</b>
PARKING:	<b>HEAVY</b>
LEASE RATE:	<b>SUBJECT TO OFFER</b>

- Available Immediately
- Newly Renovated Industrial Space
- Outdoor Storage
- Triple Basins

### Presented By:

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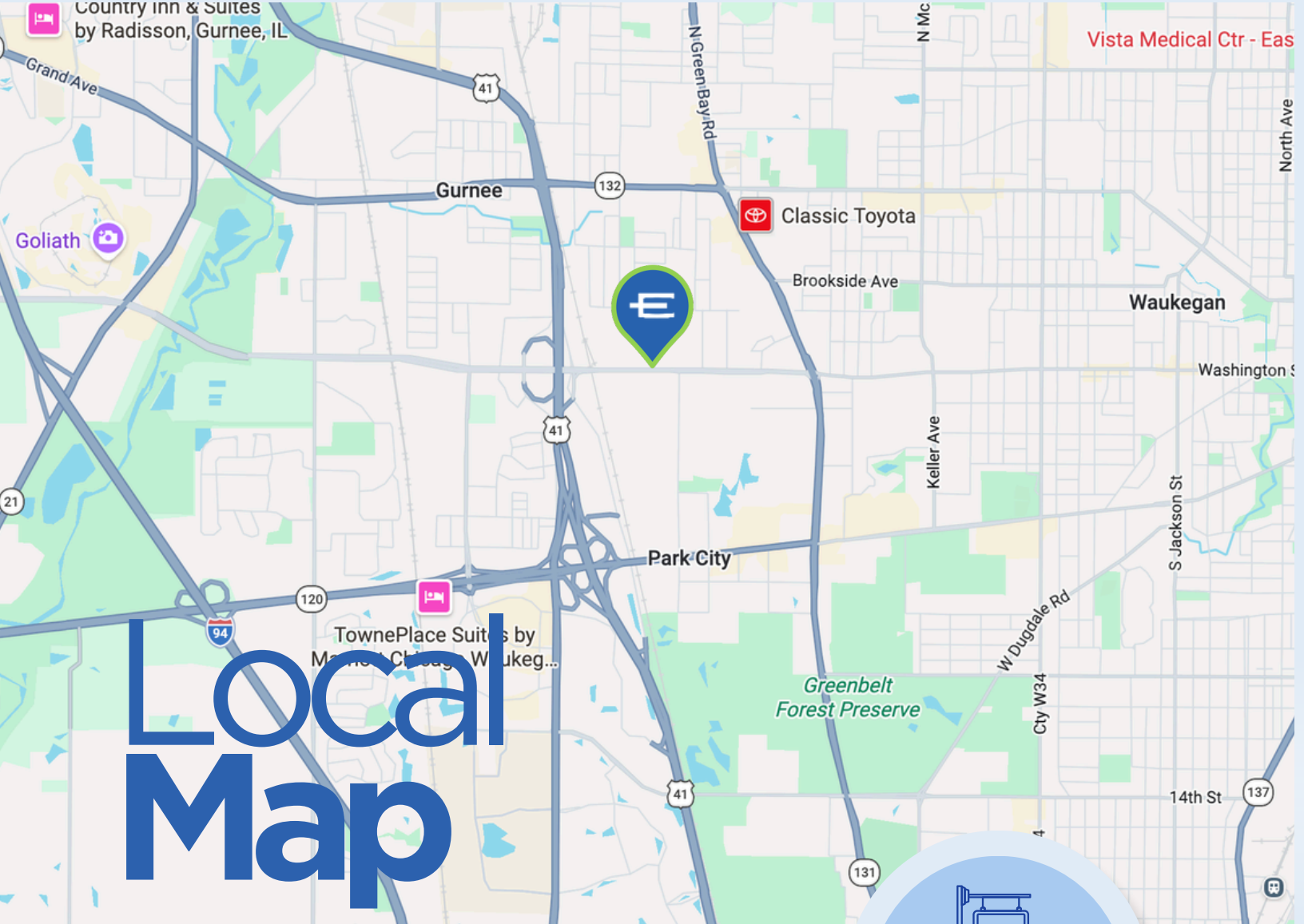
[entreccommercial.com](http://entreccommercial.com)

The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

- 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

# Property Photos





**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.



**Exclusively  
Presented By:**

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