

FOR SALE | INDUSTRIAL BUILDING | WAUCONDA, IL | 14,000± SF

1145 N Old Rand Rd Wauconda, IL 60084



PROPERTY DESCRIPTION

The Proano Commercial Group is pleased to exclusively offer 1145 N. Old Rand Road, Wauconda, Illinois—a well-maintained 14,000± SF industrial/flex property located in one of Lake County's established industrial corridors. Just minutes from U.S. Route 12, the property provides excellent access to the greater Chicagoland and southeastern Wisconsin markets.

The building features approximately 1,486 SF of office space with a reception area, private offices, restrooms, and a locker room, along with 11,000 SF of warehouse space and a 1,440 SF mezzanine for additional storage. Warehouse highlights include 18-foot clear ceilings, two 14-foot drive-in overhead doors, a recessed loading dock, 480Y/277V, 3-phase, 800-amp electrical service, full sprinkler coverage, ample parking, and outdoor storage. An excellent opportunity for both owner-users and investors seeking a versatile, well-equipped industrial asset in a high-demand market.

OFFERING SUMMARY

Sale Price:	\$1,650,000
Lot Size:	36,370 SF
Building Size:	14,000± SF
Zoning:	LI
Year Built:	1980
Parking Spaces:	9
Sprinkler:	Yes
Clear Height:	14
Drive In Doors:	2 tot./12'W x 14'H
Dock Door:	10'H x 8'W W/ Dock Plate

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LOCATION OVERVIEW

The property is nestled in the thriving Northwest suburb of Chicago, the town of Wauconda is home to 13,932 residents. This exceptional corner lot is positioned within an industrial park at the intersection of Bonner Road and North Old Rand Road. With its proximity to Route 12, the property benefits from superb accessibility.

The current industrial submarket in the immediate area has shown strength over the past year. Vacancy in the South Lake County industrial submarket is 5.6% and has decreased 0.8% over the past 12 months. Rents are around \$10.60/SF, which is a 4.7% increase from where they were a year ago. In the past three years, rents have increased a cumulative 21.5%. This property is well suited for an investment opportunity or owner use.

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PROPERTY HIGHLIGHTS

- Zoned for industrial use
- Corner lot for high visibility
- Fenced storage area with canopy Convenient location near Rt 12
- Ideal for manufacturing operations Spacious interior for flexible use
- Suitable for warehousing and distribution
- Ample space for equipment and inventory
- Easy access for transportation and logistics
- Well-maintained property
- Security camera system throughout whole building
- 40 HP rotary screw air compressor
- 10 HP rotary screw air compressor
- 15,000 pound rotary truck lift
- Roof vents
- Air dryer for air compressor
- 5 ton hoist
- Entire building has AC
- Whole building is plumbed with air lines



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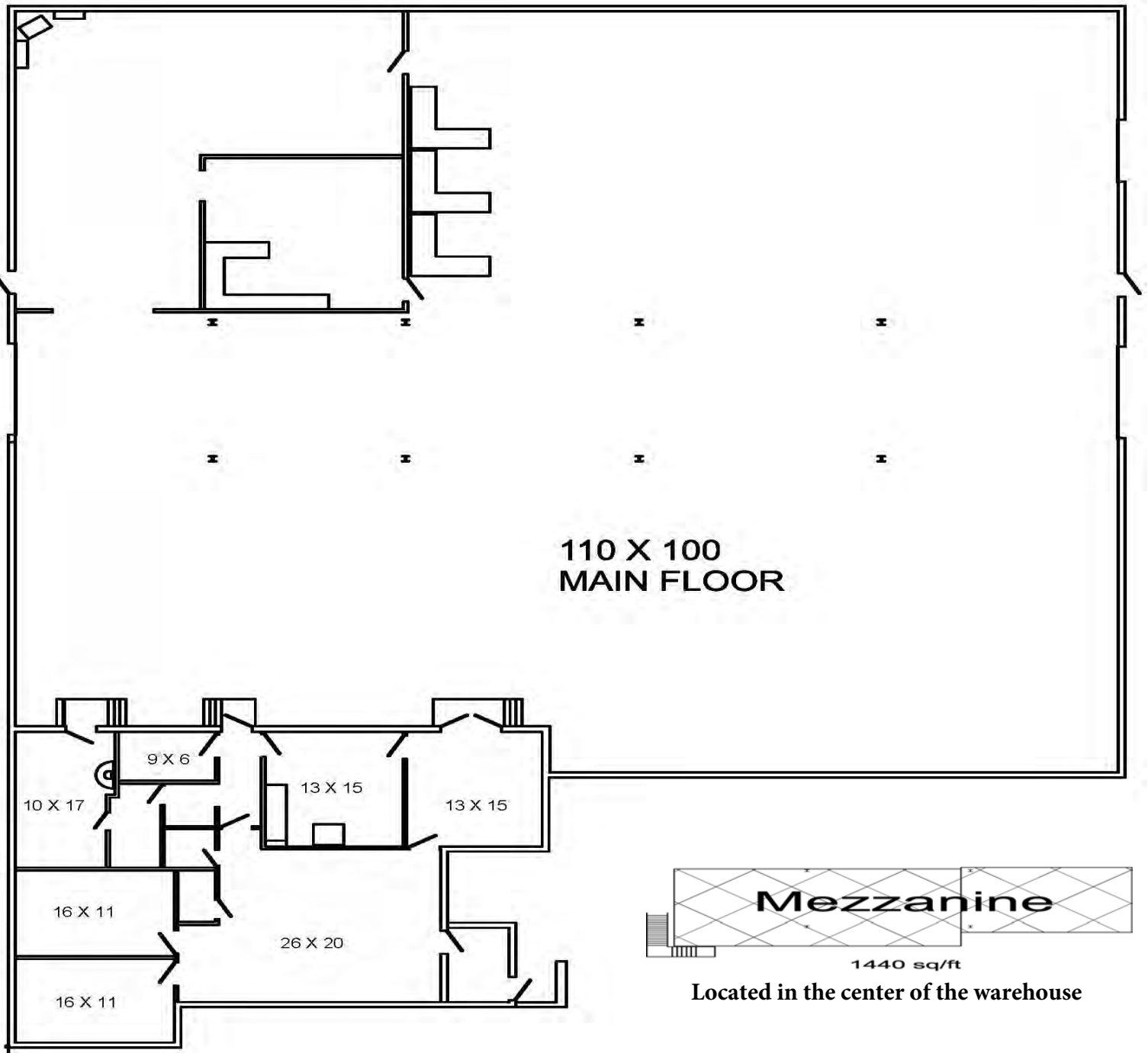
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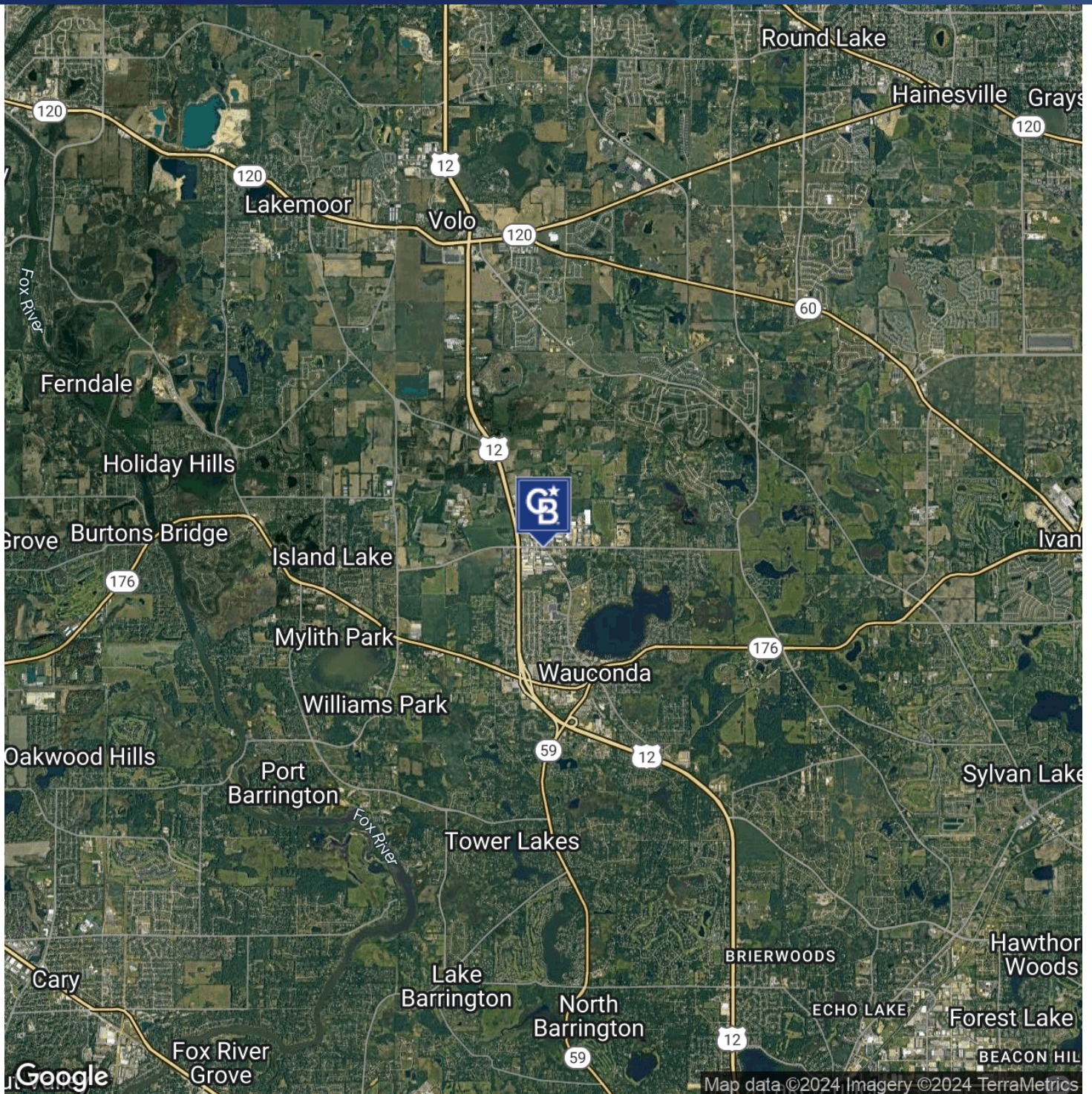


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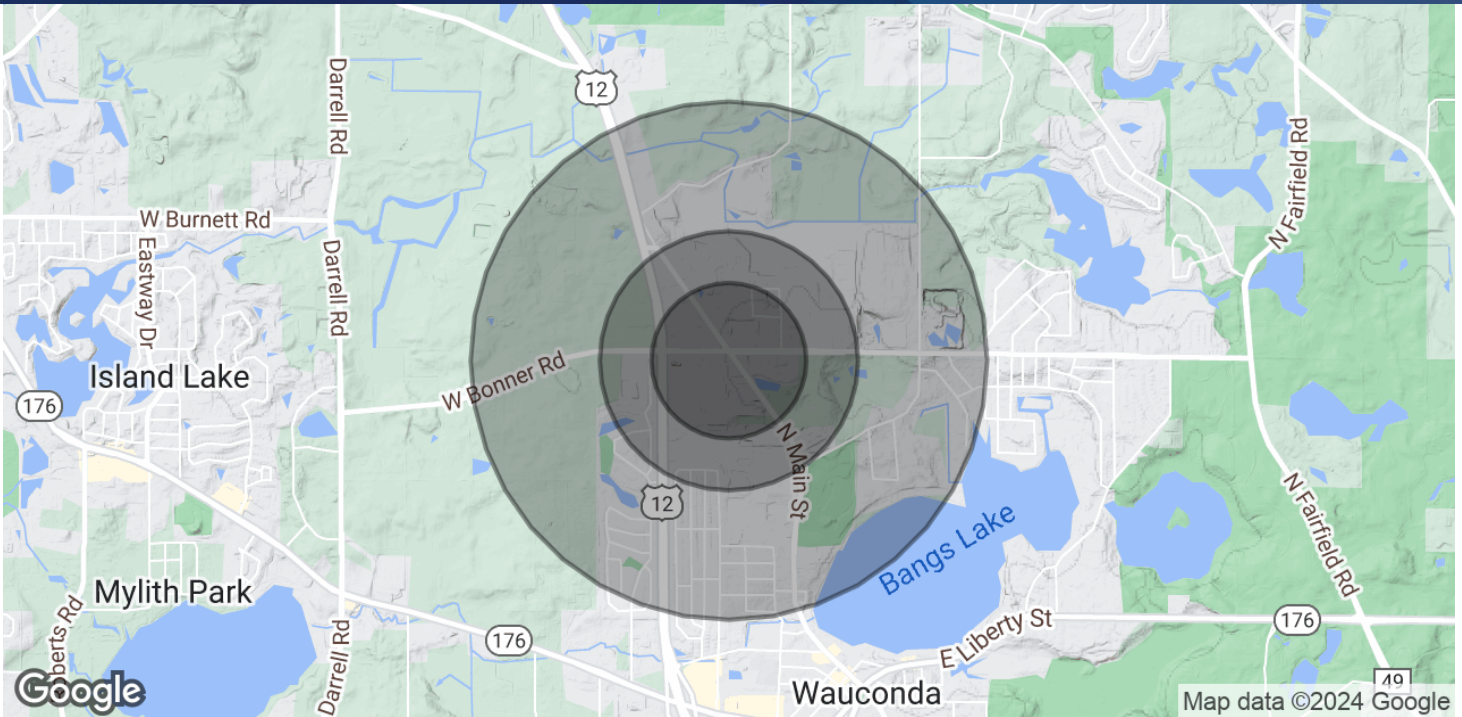
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	125	664	3,836
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	253	1,508
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$140,053	\$135,650	\$120,167
Average House Value	\$281,613	\$275,376	\$285,694

Demographics data derived from AlphaMap

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