

LAKE COUNTY WAREHOUSE SPACE FOR LEASE

28,000 SF SINGLE TENANT BUILDING



325 4th St., Libertyville, IL 60048

- Single Tenant Warehouse building available
- 28,445 SF Total building
- 1.1 Acre Site Size
- Close to vibrant downtown Libertyville
- Two Drive In Doors and 2 docks
- Range of 12' to 22' Clear Heights

Tim Hart

Broker

847 924 5864 direct

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BUILDING HIGHLIGHTS



325 4th STREET HIGHLIGHTS

- Single tenant Warehouse building for lease
- Close to downtown Libertyville restaurants, retail, and shopping
- Less than 1 Mile from Metra train station
- Low Lake County Taxes
- Additional outdoor storage
- I-3 Industrial Zoning allows for broad uses
- Average HH income over \$165k within 2 miles

BUILDING SPECIFICATIONS

Type	Single tenant 1 story Flex/warehouse
Address	325 4th St., Libertyville, IL 60048
Building Size	28,445 Total Square Feet
Office Area	Approximately 2,500 SF
Warehouse Area	Approximately 26,000 SF
Site Size	Approximately 47,847 SF (1.1 acres)
Parcel ID	11-16-417-006, 007, 008
Base Rent	\$7.50 per SF annual base rent
Real Estate Tax:	\$33,0000 (2023 paid in 2024)
CAM Expenses	Approx. \$2.50 per SF annual
Lease Term	Minimum 3 years
Docks/Drive Ins:	Drive Ins: (1) 12'x12' and (2) 10'x10' Docks: 1 exterior and 1 interior
Clear Heights	Partial 12' up to 22'
Zoning	I-3
Parking	Approximately 30 Total spaces
Possession	Immediate
Notes	Various uses can be accommodated at this single tenant building. 325 4th St. For Lease 2

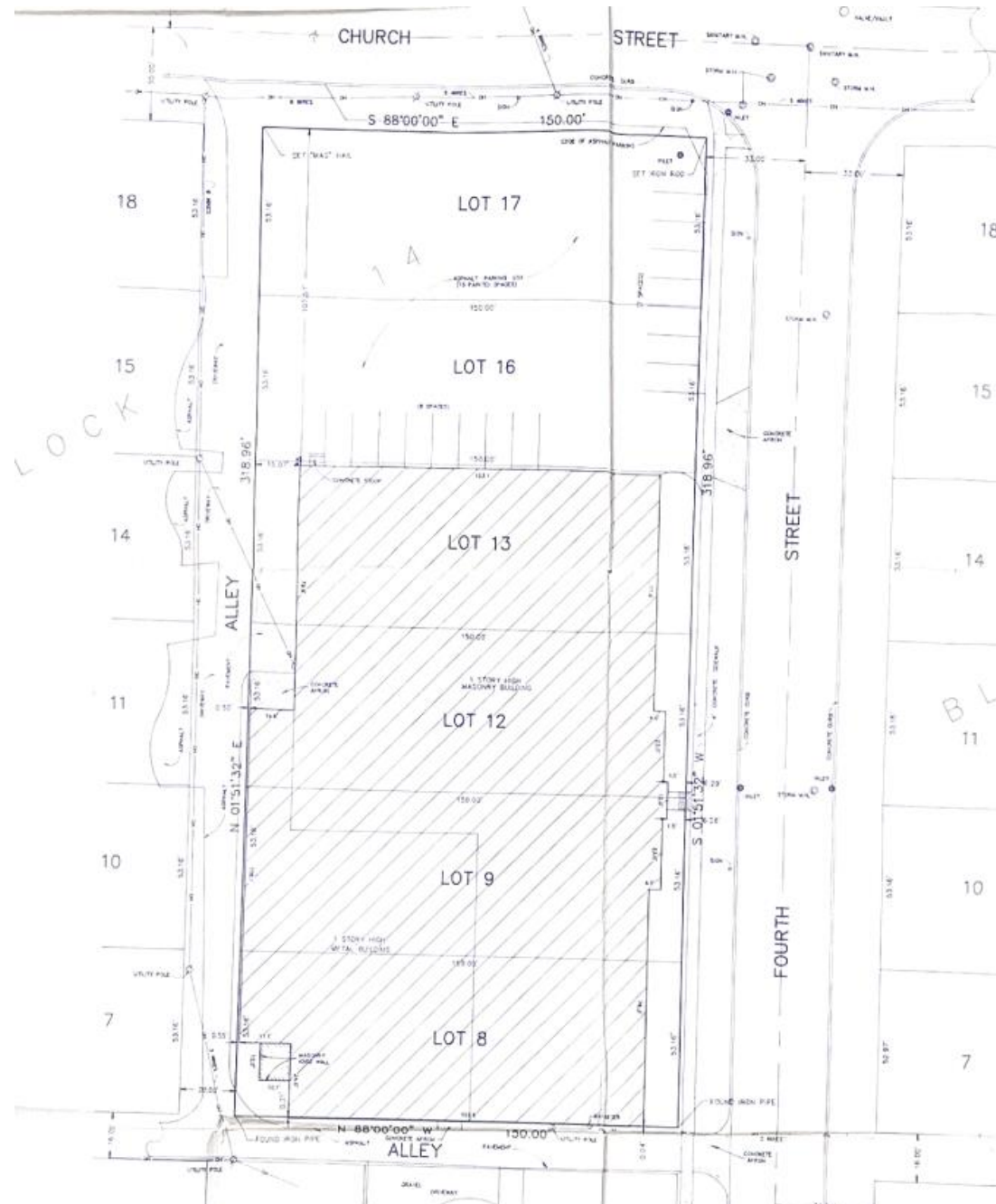


BUILDING FLOOR PLAN





SITE SURVEY





AERIAL OF 325 4th Street, Libertyville





AERIAL/Tax Parcel Map



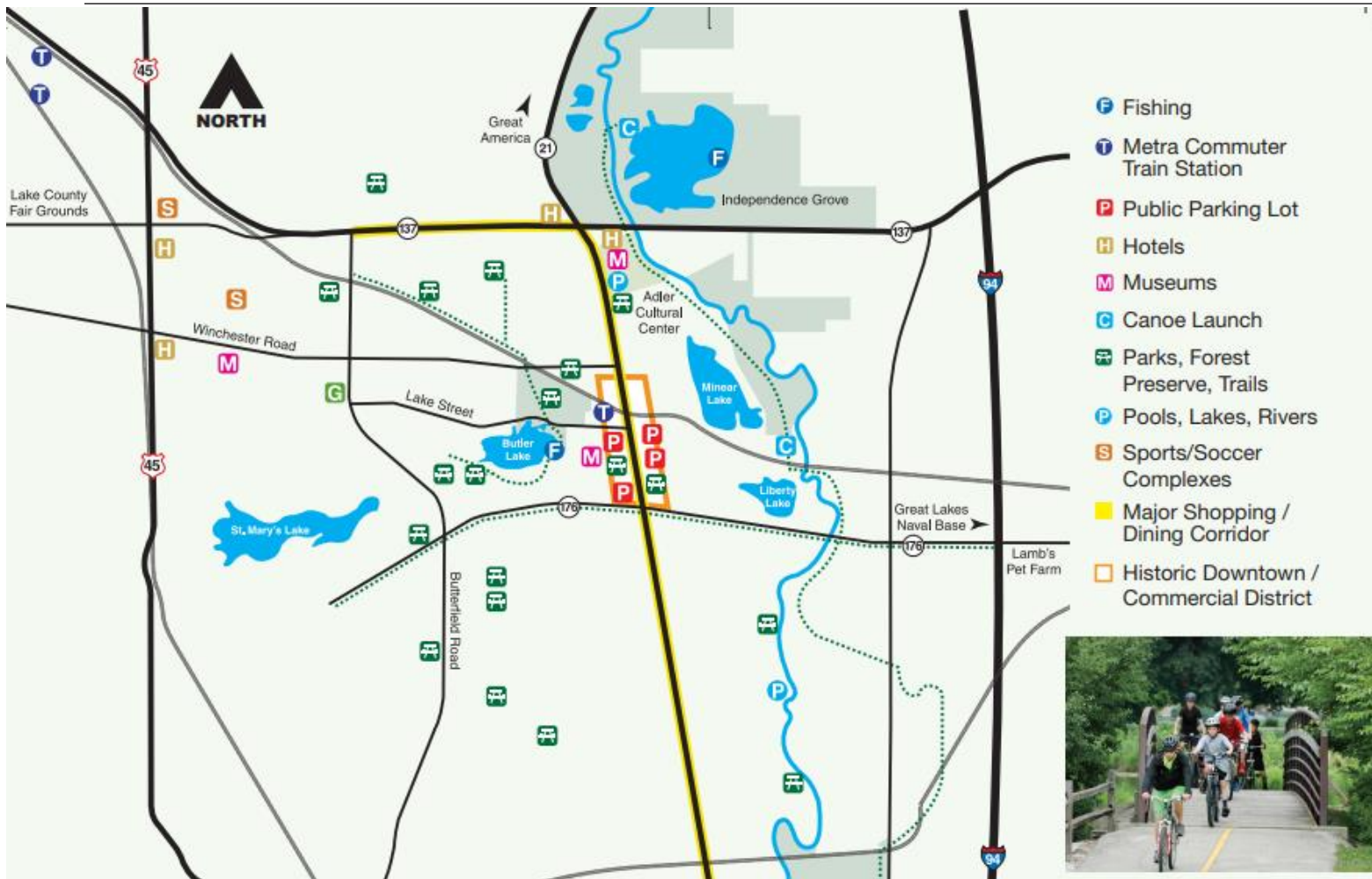


PHOTOS





DEMOGRAPHICS



- Libertyville is located in the heart of Lake County, 20 minutes south of Wisconsin and minutes away from Gurnee Mills, Great America and Naval Station Great Lakes. Libertyville is easily accessible at I-94 exits Townline Road (Rt. 60), Rockland Road (Rt. 176) or Buckley Road (Rt. 137), as well as Metra Rail.
- Named one of the best places to live in Illinois

	2 mile	5 mile	10 mile
2010 Population	23,363	119,683	522,669
2020 Population	23,503	119,831	518,689

	2 mile	5 mile	10 mile
Avg Household Income	\$167,518	\$131,325	\$121,108
Median Household Income	\$138,754	\$98,541	\$89,655

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