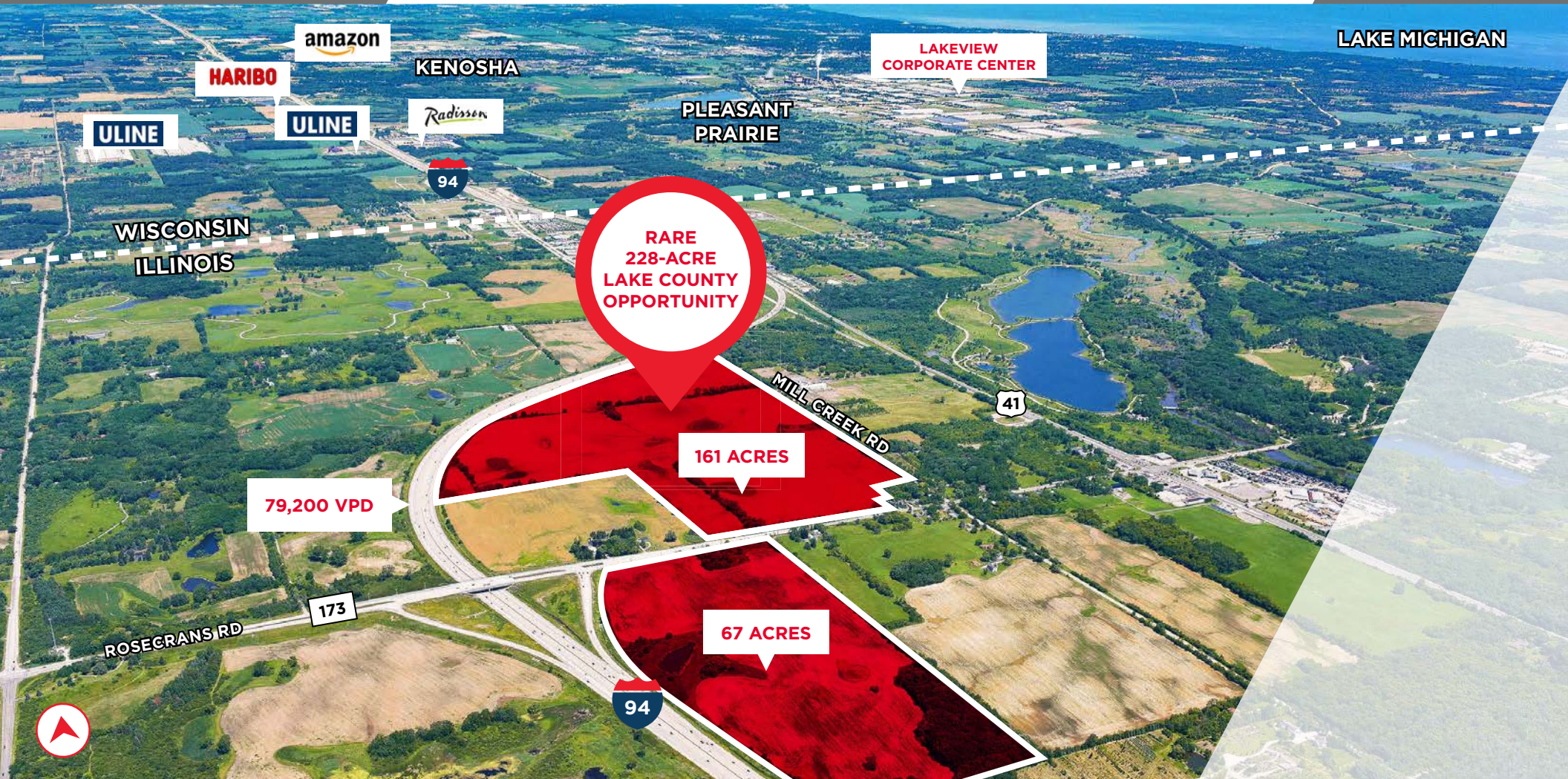


LAKE COUNTY BUSINESS CENTER

WADSWORTH, ILLINOIS



228-Acre Industrial, Office, Corporate Headquarters Site in Lake County, IL

Potential for over 2 million SF of vertical development
with exceptional I-94 access & visibility





LAKE COUNTY BUSINESS CENTER

WADSWORTH, ILLINOIS

Property Highlights

Situated along I-94 at the Route 173 (Rosecrans Rd) interchange, this ±228-acre site offers a one-of-a-kind development opportunity in Lake County, Illinois with maximum interstate visibility and access. Located minutes from the Illinois-Wisconsin state border, the location offers critical access to skilled labor and central positioning between Milwaukee and Chicago consumer markets.

Site Area:	±228 Acres (North Site - 161 Acres) (South Site - 67 Acres)
County:	Lake County
Vertical Development:	Potential for over 2 Million SF
Exposure:	79,200 Vehicles Daily
Sale/Lease Rates:	Subject to Proposal

**NORTH SITE CAN ACCOMMODATE A
1.4M SF FREE-STANDING BUILDING**

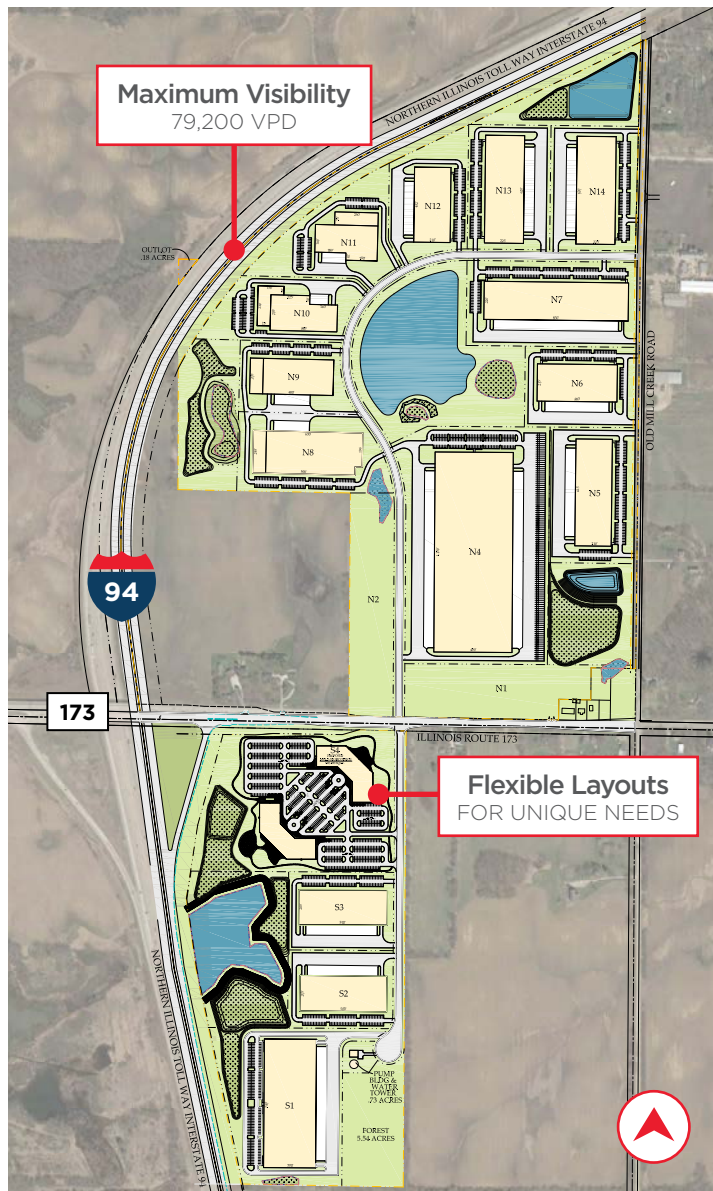
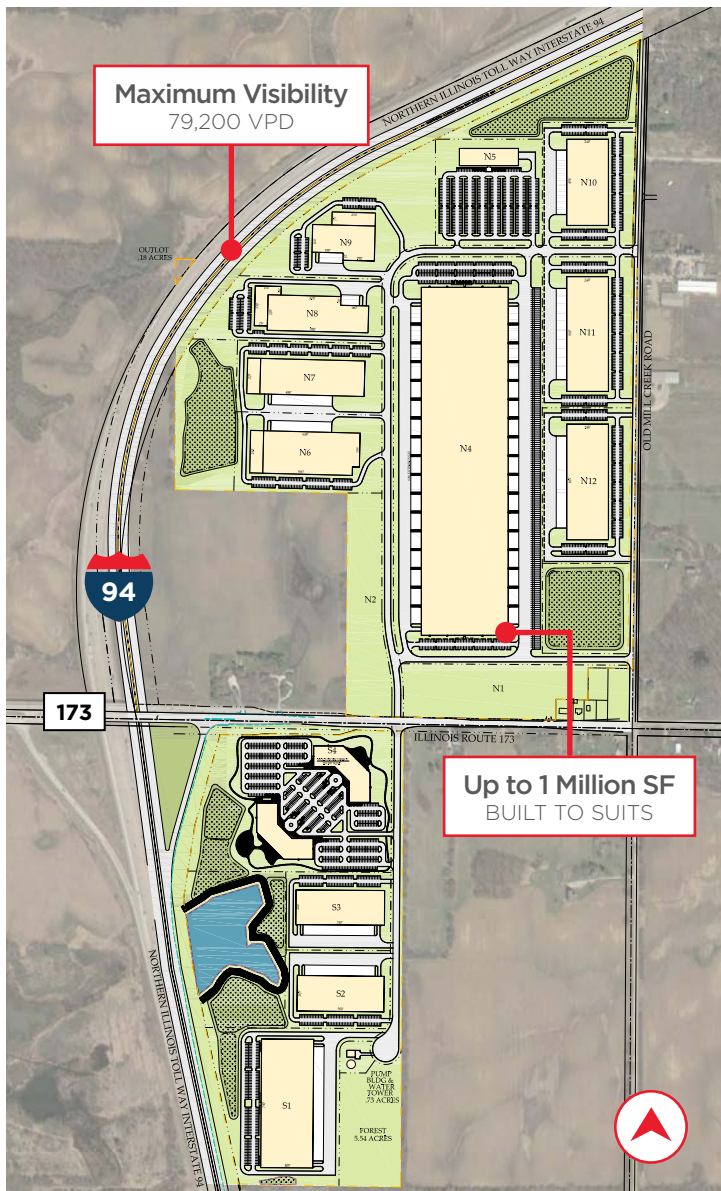




LAKE COUNTY BUSINESS CENTER

WADSWORTH, ILLINOIS

Conceptual Site Plans



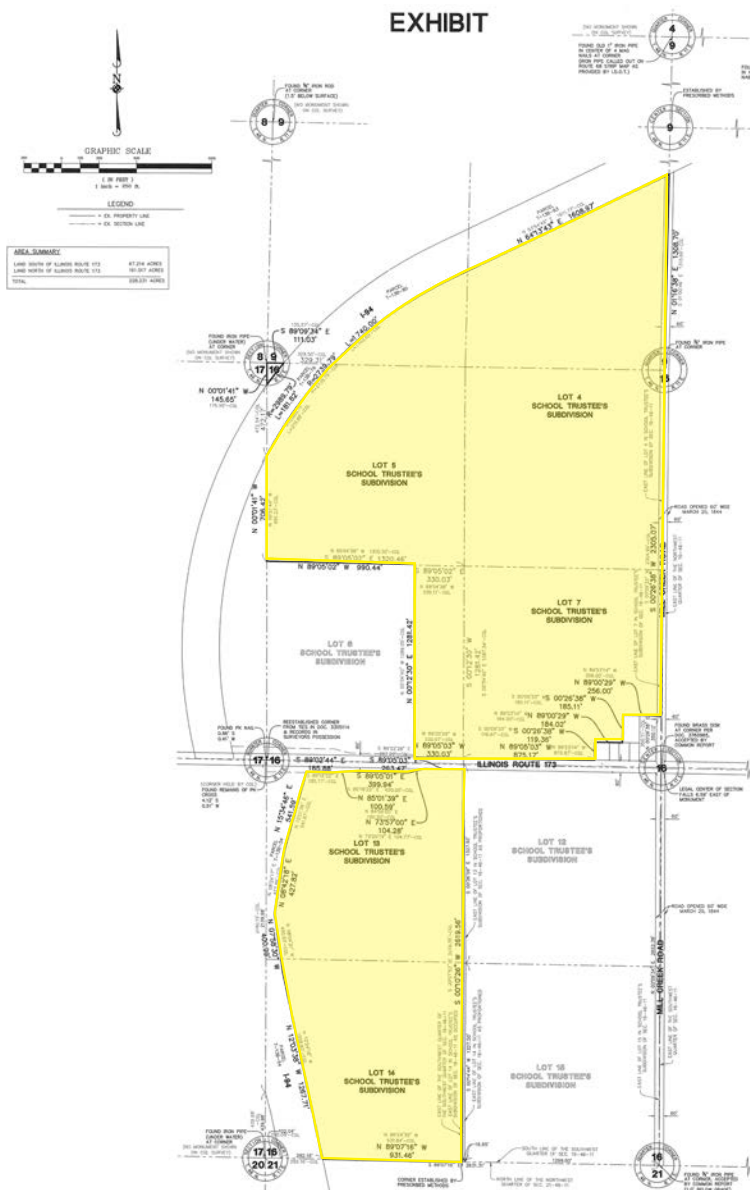
- 228 Acres Available for Sale or Build-to-Suit
- Lake County's Largest Available Tollway Site Offering Immediate Interstate Access and Maximum Visibility
- Centrally Located Between Chicago & Milwaukee Markets
- Potential for Over 2 Million SF of Vertical Development
- Ideal Site for Large Scale Corporate Campuses Including Office, Warehouse, Manufacturing, R&D and eCommerce Facilities
- Local, County and State Economic Incentives Available



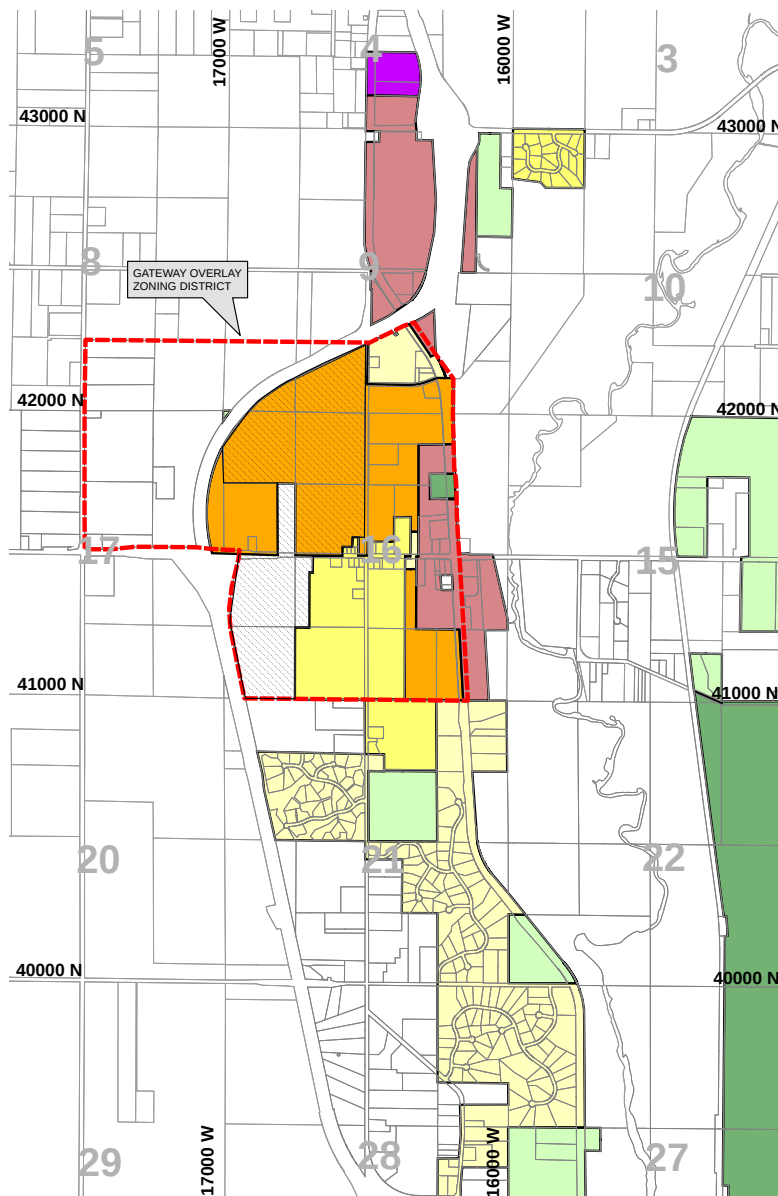
LAKE COUNTY BUSINESS CENTER

WADSWORTH, ILLINOIS

Site Survey



Zoning



- Gateway Area Boundary
- Outside of Wadsworth
- PL - Public Land
- AG - Agriculture
- SE - Suburban Estate
- SR - Suburban Residential
- SD - Southeast District
- B - Business
- CR - Commercial Recreation
- OR - Office and Research
- LI - Light Industry
- LI-1 - Light Industry
- LI-2 - Light Industry
- Subject Property

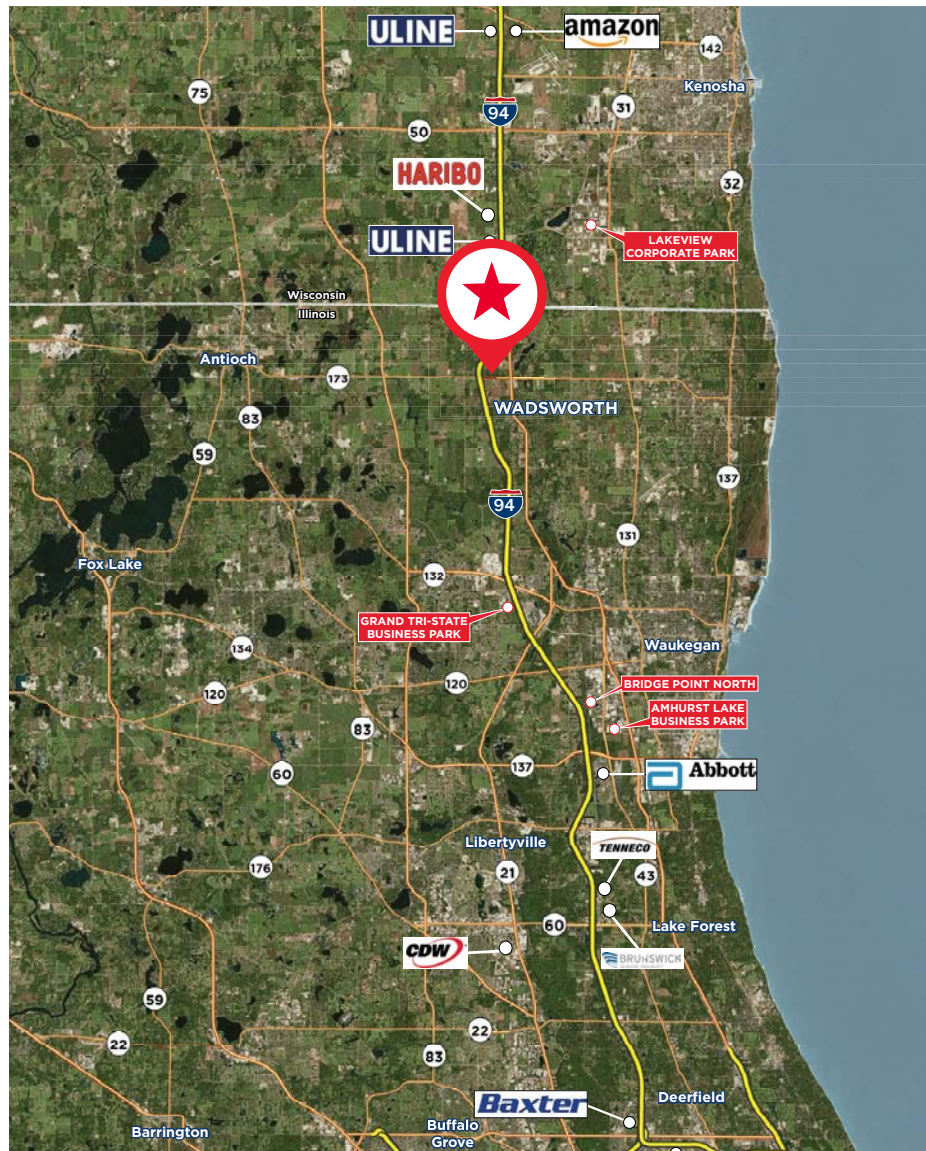
0 750 1,500 3,000 Feet



LAKE COUNTY BUSINESS CENTER

WADSWORTH, ILLINOIS

Proximity Map



42 MILES TO
MILWAUKEE

51 MILES TO
CHICAGO



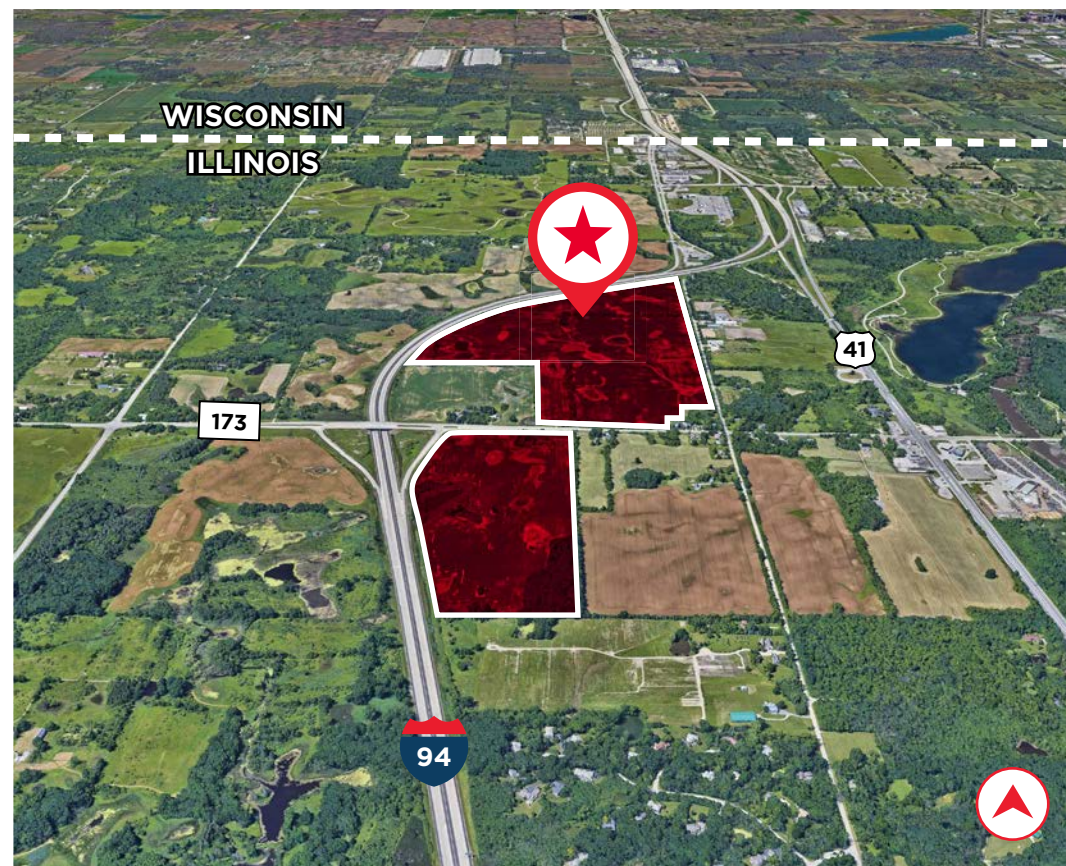
0 MILES TO
I-94

2.4 MILES TO
IL-WI BORDER



35 MILES TO
GENERAL MITCHELL

36 MILES TO
O'HARE

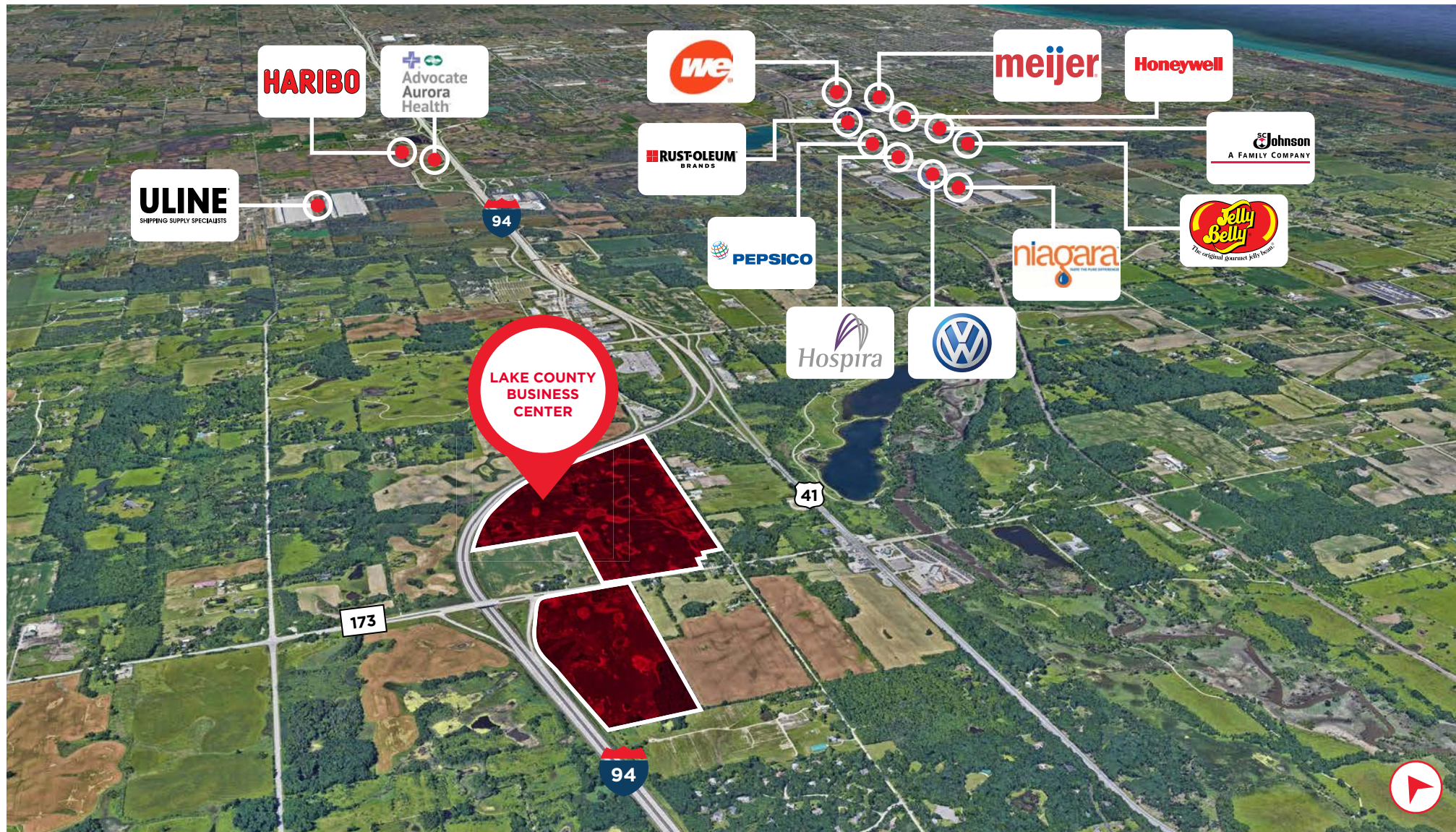




LAKE COUNTY BUSINESS CENTER

WADSWORTH, ILLINOIS

Corporate Neighbors



KEITH PURITZ, *Vice Chair*
+1 847 720 1366 | keith.puritz@cushwake.com

BRETT KRONER, *SIOR, Vice Chair*
+1 847 720 1367 | brett.kroner@cushwake.com

ERIC FISCHER, *Executive Managing Director*
+1 847 720 1369 | eric.fischer@cushwake.com





I-94 & ROUTE 50 RESTAURANTS

- TEXAS ROADHOUSE
- McDonald's
- Wendy's
- Starbucks
- Arby's
- TACO BELL
- White Castle
- WILD WINGS
- DICKEY'S
- DUNKIN'
- WOOLIES

I-94 & ROUTE 50 SHOPPING

- WOODMAN'S
- BEST BUY
- CARMAX
- ASHLEY
- CAMPING WORLD

I-94 & ROUTE 50 HOTELS

- Hampton
- COUNTRY
- WOODSPRING SUITES
- Comfort
- Best Western

I-94 & 104TH STREET AMENITIES

- PLEASANT PRAIRIE PREMIUM OUTLETS
- DOUBLE TREE
- Curves
- McDonald's
- FAIRFIELD INN

WISCONSIN AMENITIES

Map labels: KENOSHA, BRISTOL, PLEASANT PRAIRIE, WISCONSIN, ILLINOIS, ZION.

Highways: 50, 31, 45, 165, 173, 41.

Interstates: 94.





For more information, please contact:

KEITH PURITZ
Vice Chair

+1 847 720 1366
keith.puritz@cushwake.com

BRETT KRONER, SIOR
Vice Chair

+1 847 720 1367
brett.kroner@cushwake.com

ERIC FISCHER
Executive Managing Director

+1 847 720 1369
eric.fischer@cushwake.com



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