



WAGENER EQUITIES

Commercial Real Estate Services, Inc.

Wagener Corporate Centre
1840 Industrial Drive, Suite 230
Libertyville, IL 60048-9467
Telephone: 847.816.1840
Fax: 847.816.6045
www.wecres.com

Available for Lease



1840 Industrial Drive, Suite 220, Libertyville, IL 60048

Space Available:	2,671 Sq. Ft.
Total Building Size:	55,100 Sq. Ft.
Present Offices:	450 Sq. Ft.
Ceiling Height:	14' Clear
Parking:	124 Cars for Complex
Loading Docks:	4 Common Truck Level Docks (2 with Levelers)
Grade Level Doors:	1—8'x10' Drive-In Door
Year Built:	1989
Power:	200 Amps
Sprinklered:	Yes with Monitoring
Heat:	Gas
Air Conditioning:	Office Only
Zoning:	Light Industrial
Lease Price:	\$2,838 Month (\$12.75 PSF Modified Gross) \$1.48 SF RE Tax, and \$1.90 SF CAM
Special Amenities:	<ul style="list-style-type: none">◆ Skylights in Warehouse.◆ High Speed Internet Access.◆ Mail & Overnight Delivery Drop Boxes on Site.

For Further Information Please Contact:

Dan Wagener SIOR, CCIM
President

847.816.2621

dwagener@wagenerequities.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice. In compliance with Illinois law, Wagener Equities, Inc. (Broker) hereby gives written notice of the existence of an agency relationship between Broker and the Owner of the above referenced property. The Wagener Equities, Inc. listing agent(s) represent the Owner of the above property in negotiation of price, terms, conditions, and the consummation of any lease or sale contract.

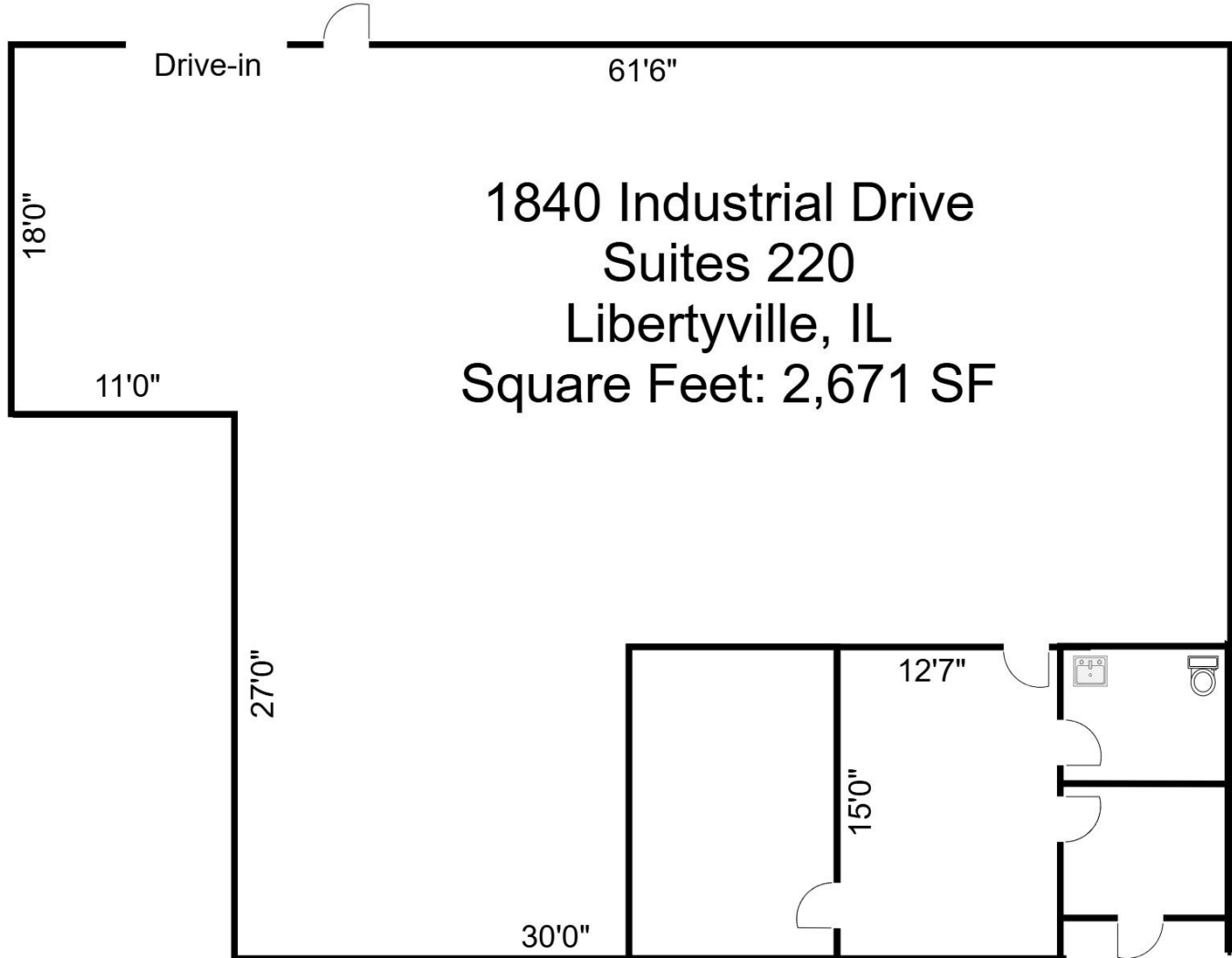


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