3145 CENTRAL AVENUE

Waukegan, Illinois

306,000 SF AVAILABLE FOR SALE

56,000 SF Available for Lease



BUILDING SPECIFICATIONS

TOTAL BUILDING: 306,000 SF

SITE: ±17 Acres

CEILING: 18'

LOADING: Ten (10) Interior Docks

Seventeen (17) Exterior Docks

Two (2) Drive-in Doors

5,000 Amps @ 480 **POWER:**

(multiple services)

SPRINKLER: Wet

\$0.45 PSF TAXES:

ASKING PRICE: \$7,000,000 (\$22.87 PSF)

COMMENTS: 80% Leased until 2021

Easy access to Route 41 and I-94

Access from both Green Bay Rd. and

Washington St.

CURRENT UNIT BREAKDOWNS

UNIT ONE: $\pm 190,000 SF$

Leased Through 2021

w/ Options

21 Docks

1 Drive-in Door

UNIT TWO: ±56,000 SF

3 Docks

1 Drive-in Door

Available for Lease

\$4.00 PSF Gross

UNIT THREE: ±56,000 SF

3 Docks

2 Drive-in Doors

Outside Storage

Leased Through 2021

w/ Options

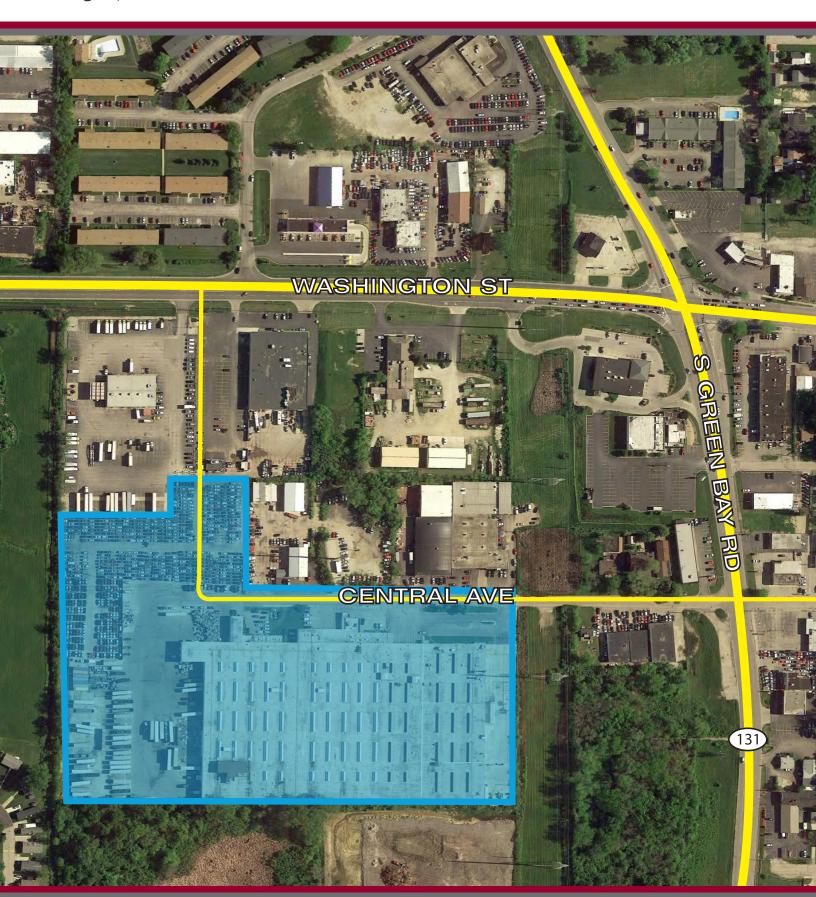


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