

3145 CENTRAL AVENUE

Waukegan, Illinois

306,000 SF AVAILABLE FOR SALE

56,000 SF Available for Lease

VALUE ADD INVESTMENT



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
POWER:	5,000 Amps @ 480 (multiple services)
SPRINKLER:	Wet
TAXES:	\$0.45 PSF
ASKING PRICE:	\$7,000,000 (\$22.87 PSF)
COMMENTS:	<ul style="list-style-type: none">• 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:	<ul style="list-style-type: none">- ±190,000 SF- Leased Through 2021 w/ Options- 21 Docks- 1 Drive-in Door
UNIT TWO:	<ul style="list-style-type: none">- ±56,000 SF- 3 Docks- 1 Drive-in Door- Available for Lease- \$4.00 PSF Gross
UNIT THREE:	<ul style="list-style-type: none">- ±56,000 SF- 3 Docks- 2 Drive-in Doors- Outside Storage- Leased Through 2021 w/ Options

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WASHINGTON ST

GREEN BAY RD

CENTRAL AVE

131



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ROSEMONT, ILLINOIS 60018
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FOR MORE INFORMATION:

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