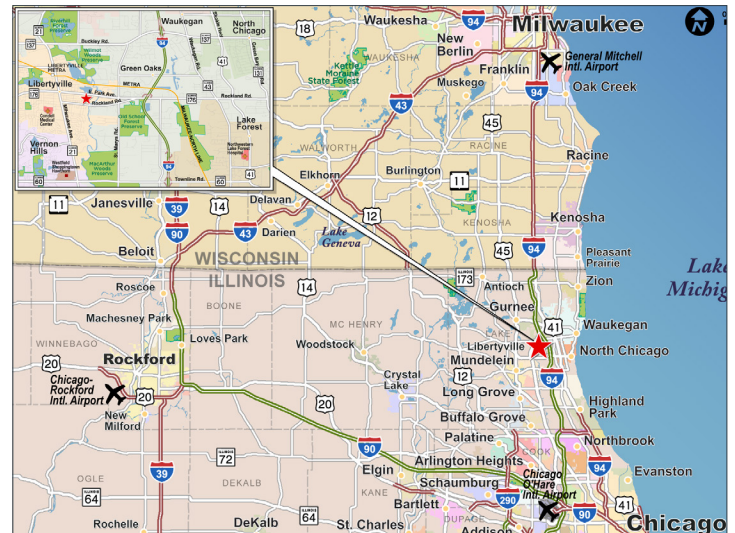




52,753 SF AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

Total Building Size:	220,542 SF
Available Space:	52,753 SF
Office:	1,350 SF
Drive-in Door:	1, 14' wide
Truck Docks:	9 exterior docks
Clear Height:	32'
Power:	200 amps @ 480 volts
Lighting:	T-5 lighting
Sprinkler:	ESFR
Lease Price:	Subject to Offer
Real Estate Taxes:	\$1.17 SF (estimated)
CAM:	\$0.54 SF (estimated)
Insurance:	\$0.07 SF (estimated)



Owned and managed by:

For more information, please contact:



MICHAEL FONDA
847.849.1910
michael.fonda@avisonyoung.com

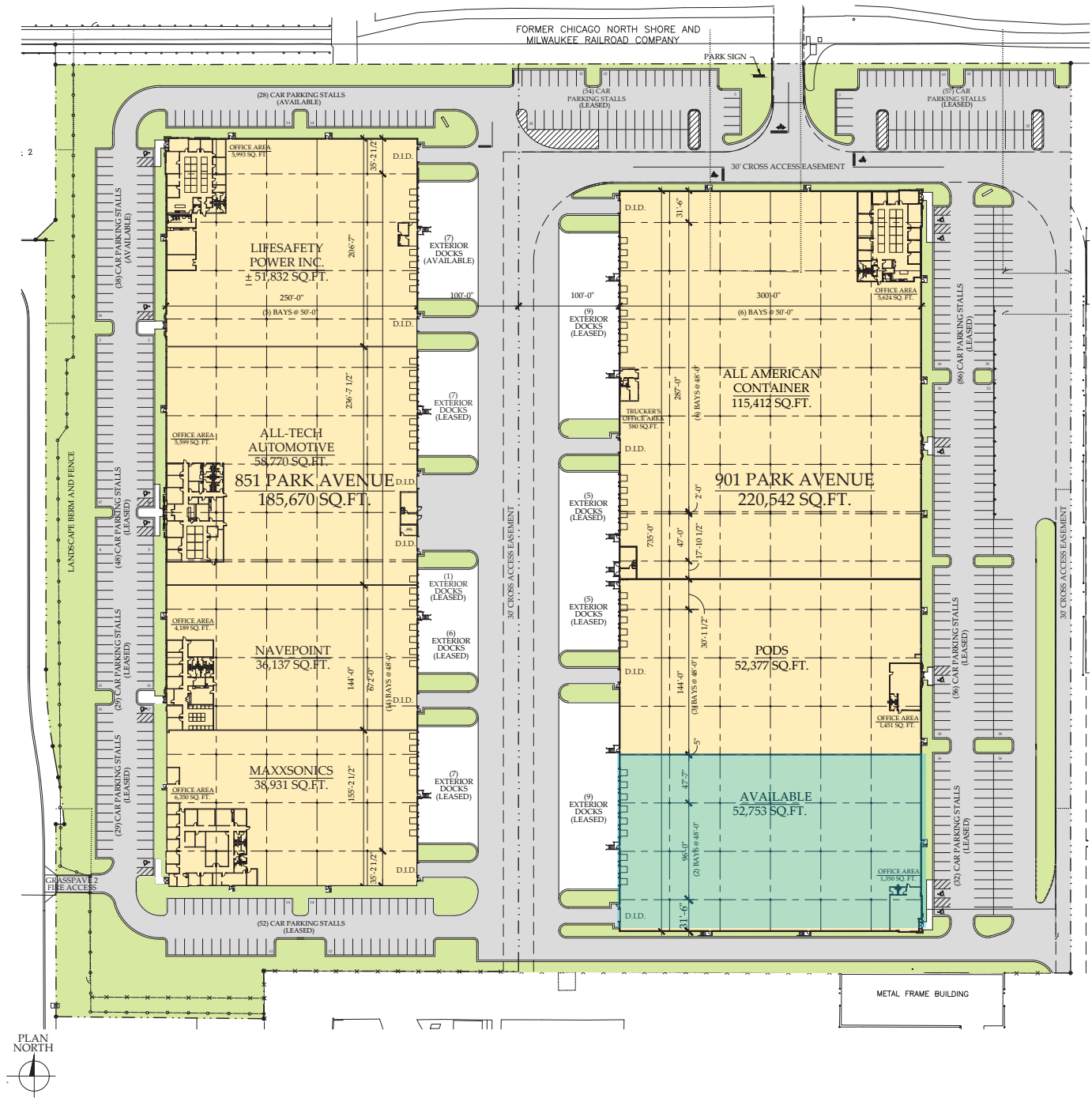
JOHN HAUSER
847.849.1919
john.hauser@avisonyoung.com

PROPERTY FEATURES

- Located on Route 176 in Lake County, Illinois
- State-of-the-art distribution/manufacturing space
- Built in 2016
- Minutes to I-294

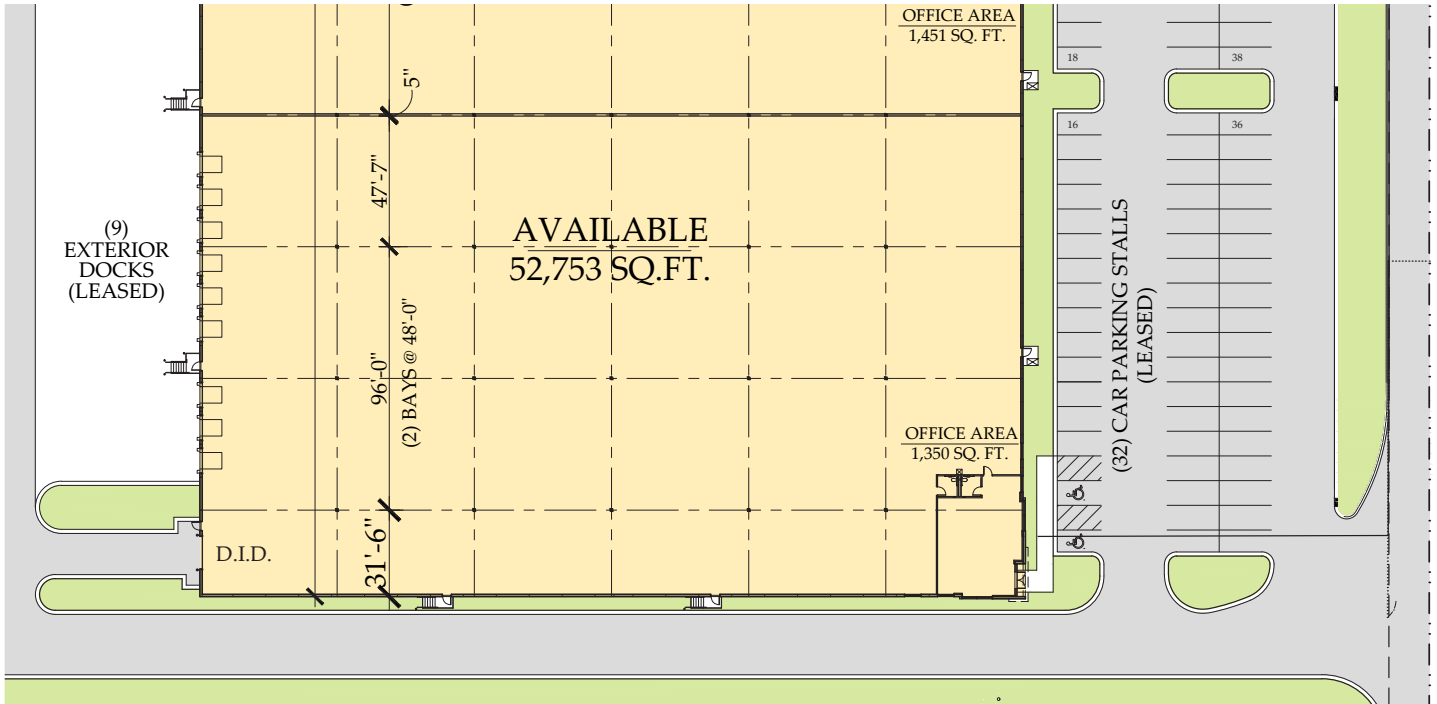
52,753 SF INDUSTRIAL SPACE

SITE PLAN



52,753 SF INDUSTRIAL SPACE

AVAILABLE SPACE



AERIAL VIEW

