

Industrial space available For lease



CENTRAL LOCATION
BETWEEN
CHICAGO & MILWAUKEE



EASY ACCESS
TO I-94
& US-41



EXISTING
OFFICE &
LAB SPACE



LOW
LAKE COUNTY
TAXES

2340 Ernie Krueger Circle, Waukegan, IL

FEATURES

- 19,175 SF available for lease (2,500 SF of office)
- Warehouse equipped with air compressor and dropped air lines
- Power: 1,200 amps, 240 volts, 3-phase
- Building is fully sprinklered
- 20' clear height, two interior docks with levelers
- Real estate tax: \$1.26 PSF | CAM: \$0.65 PSF
- Asking rent: \$5.50 PSF Net

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OFFICE AREA 2,468 SF



LAB AREA 1,323 SF



BATHROOM AREA 255 SF



PRODUCTION AREA 15,052 SF



UTILITY AREA 77 SF

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