

AVAILABLE  
FOR LEASE



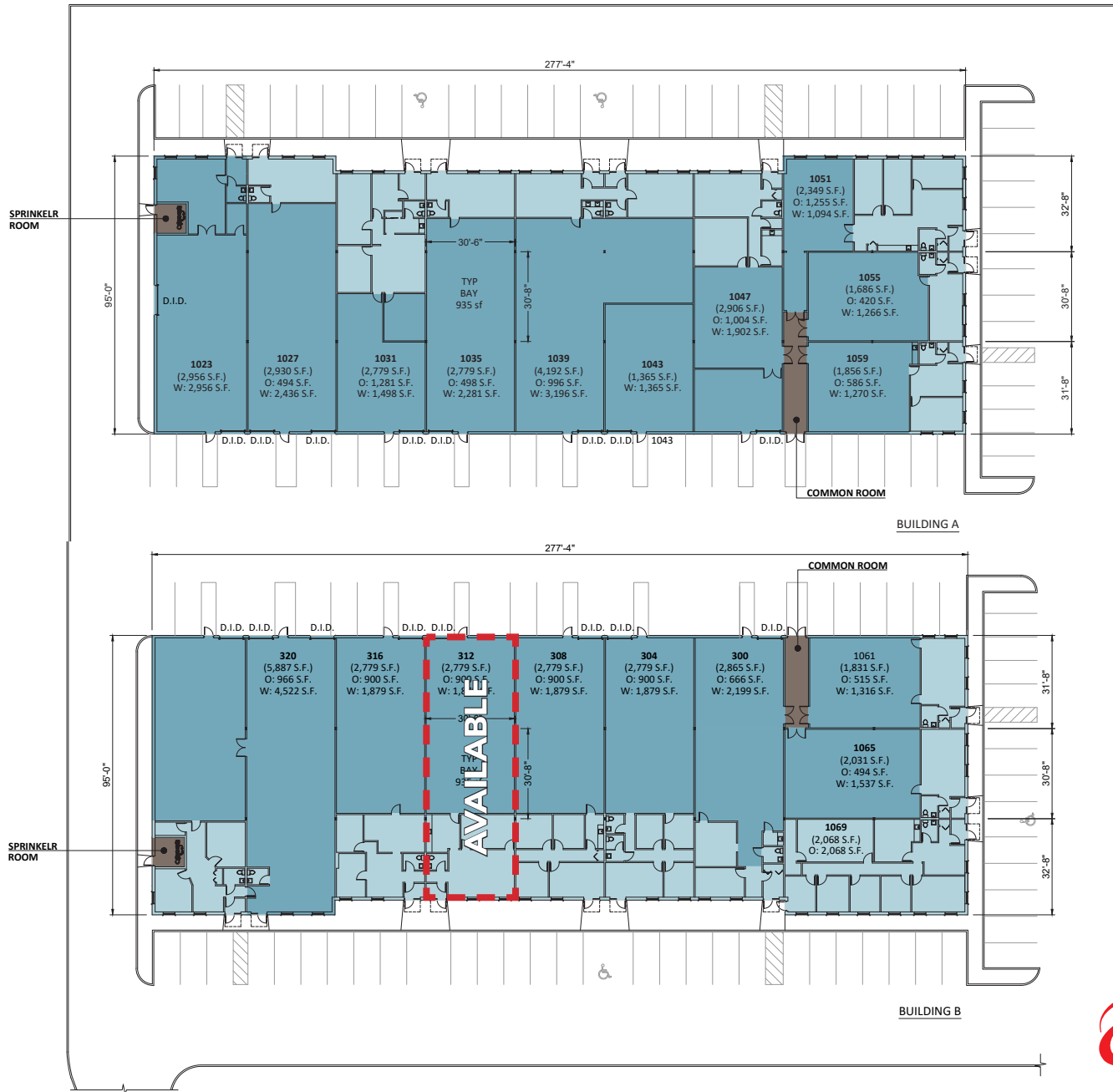
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Owned and Managed by:  
**VENTURE ONE**  
REAL ESTATE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE  
 312 WASHINGTON STREET  
 MUNDELEIN, ILLINOIS 60060





## BUILDING SPECIFICATIONS:

**BUILDING SIZE:** 51,596 SF

**AVAILABLE:** Unit 312: 2,779 SF

**CLEAR HEIGHT:** 14'

**SPRINKLERED:** Yes

**AUTO PARKING:** 2.2 per 1,000 SF

**DRIVE-IN DOORS:** 1 per unit

**PRICING:** Unit 312: \$1,995

- COMMENTS:**
- › Newly Renovated, with Updated Lighting, Paint and Carpet
  - › Close to Many Restaurants and Businesses on Townline Road
  - › Business Park Location, Just North of Allanson Road, West of Butterfield Road and East of Lake Street
  - › Easy Access to I-94
  - › High-Image, Well Maintained Brick Building
  - › Institutional Management
  - › Available for Immediate Occupancy



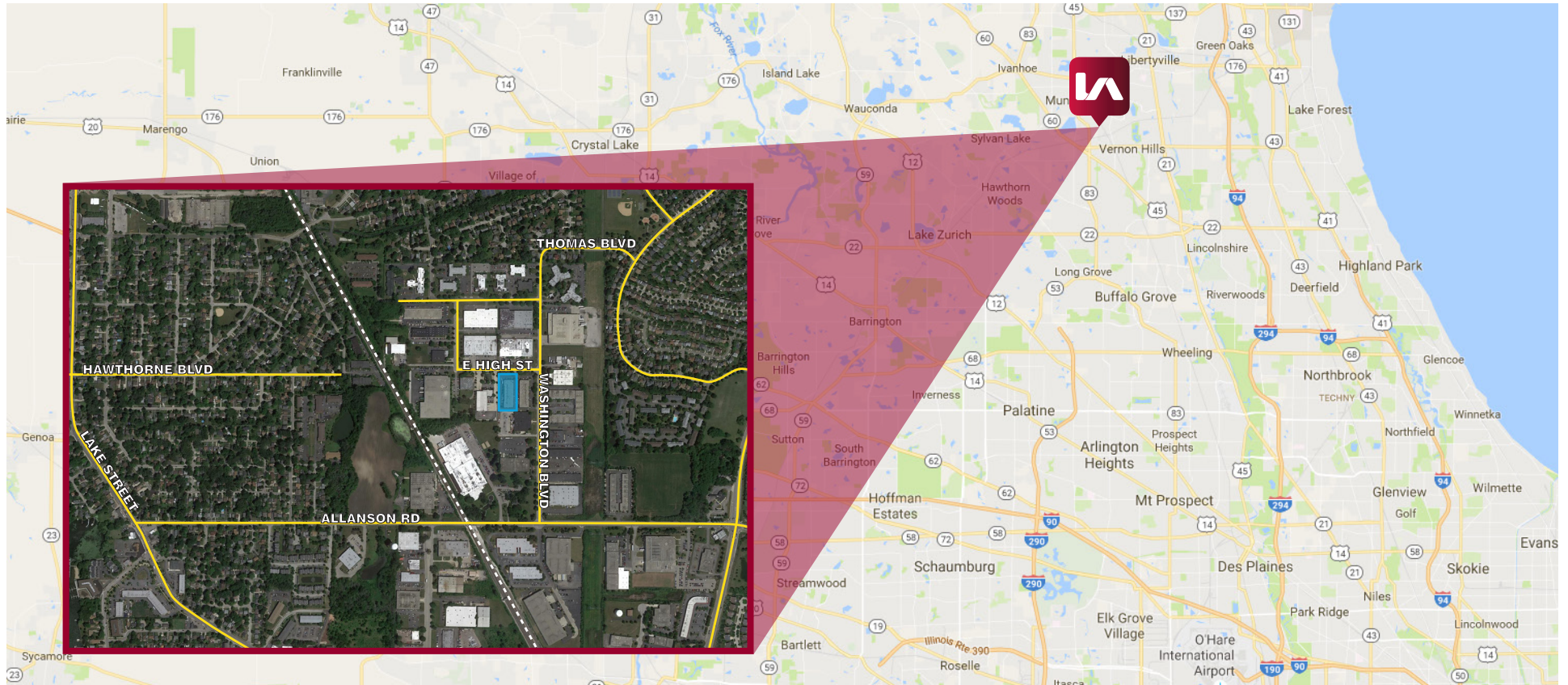
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