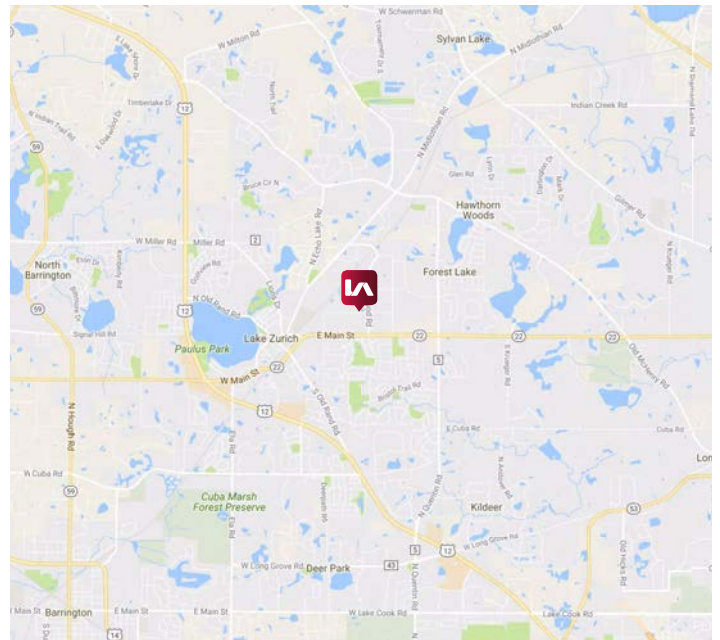


AVAILABLE FOR SALE  
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**BUILDING SPECIFICATIONS:**

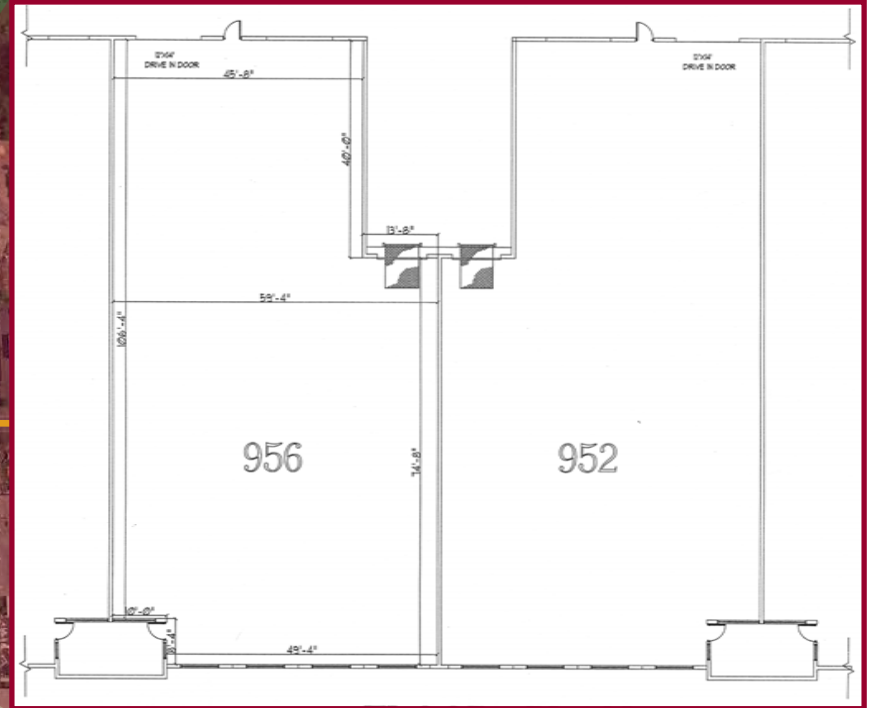
<b>UNIT SIZE:</b>	6,980 SF
<b>CLEAR HEIGHT:</b>	24'
<b>LOADING:</b>	› One (1) Private Dock › One (1) Drive-in Door
<b>SPRINKLER:</b>	Fully
<b>PARKING:</b>	12 Spaces
<b>POWER:</b>	200 Amps / 480 Volts
<b>ASKING PRICE:</b>	\$599,000
<b>COMMENTS:</b>	› Newer Construction › Private Entrance › Build to Suit Office Build-out › Custom Design & Build Interiors › Lake County Real Estate Taxes › Own for Less than the Cost of Leasing › Additional Unit Next Door to Create 13,960 SF of Space



**Rick Anesi**  
Vice President  
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**IDEAL FOR:**

- › Light Manufacturing
- › Storage
- › Graphics Companies
- › Computer Companies
- › Lab / Tech Companies

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