

INDUSTRIAL

FOR SALE - 12,500 SQ. FT. - NORTHERN LAKE COUNTY
339 -341 N. LAKEWOOD AVENUE WAUKEGAN, ILLINOIS



Building is divisible into two units of 6,250 sq ft. The facility features mezzanine storage (not included in building Sq. Ft.) and is located just east of Route 41 & Washington Street intersection.

- **BUILDING SIZE:** 12,500 Sq. Ft.
- **LAND AREA:** 1.1 Acres
- **OFFICE AREA:** 1,408 Sq. Ft.
- **YEAR BUILT:** 2003
- **DESCRIPTION:** Drivit and Steel Panel Construction
- **DOCKS:** Two (2) exterior docks
- **DRIVE-IN DOORS:** Two (2) 8'x10'
- **PARKING:** 19 Spaces
- **POWER:** 2-200 amp panel @ 240 V, 3PH
- **CEILING HEIGHT:** 14' - -18' Clear Height (approx.)
- **SPRINKLER SYSTEM:** Yes
- **REAL ESTATE TAXES:** \$1.88 per sq. ft. (2018 Actual)
- **SALE PRICE:** \$687,500 (\$55 per Sq. Ft.)
- **REMARKS:** Great location and facility for warehouse, light manufacturing and assembly. Concrete detention basin in rear lot area. User/Investment opportunity.



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.

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TSR

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Commercial and Industrial Real Estate
Licensed in Illinois and Wisconsin

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FOR SALE
INDUSTRIAL BUILDING
12,000 Sq. Ft.
339-341 N. Lakewood Avenue
Waukegan, Illinois

Available:	12,500 Sq. Ft.
Building Size:	12,000 Sq. Ft.
Land Area:	1.1 Acres
Office Area:	1,408 Sq. Ft. (approximate)
Year Built:	2003
Description:	Drivit and Steel Panel Construction
Heat:	Gas
Docks:	Two (2) Exterior Docks
Drive-In Doors:	Two (2) 8' x 10'
Parking:	19 Spaces
Power:	2 - 200 Amp Panel @ 240V, 3PH
Ceiling Height:	14' - 18' Clear Height (approximate)
Column Spacing:	Column line at center of building
Sprinkler System:	Yes
Real Estate Taxes:	\$1.88 per Sq. Ft. (2018 actual)
Sale Price:	\$687,500 (\$55 per Sq. Ft.)
Remarks:	Great location and facility for warehouse, light mfg. and assembly. Mezzanine storage area. Concrete detention basin in rear lot area. Building is divisible into two units of 6,250 sq. ft. Zoning I-1. User/Investor Opportunity

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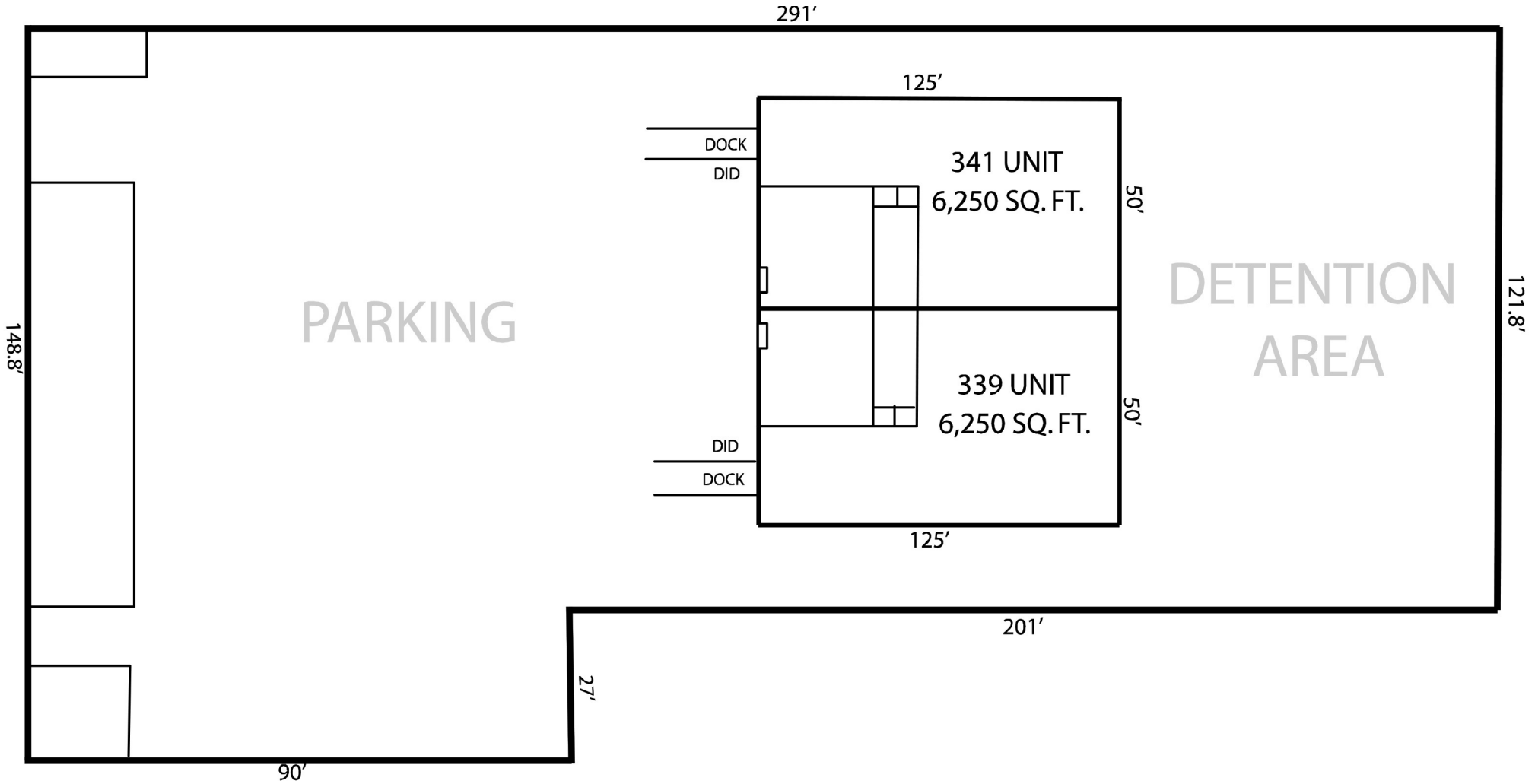
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BUILDING PLAN

339-341 N. Lakewood Avenue, Waukegan, Illinois



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