

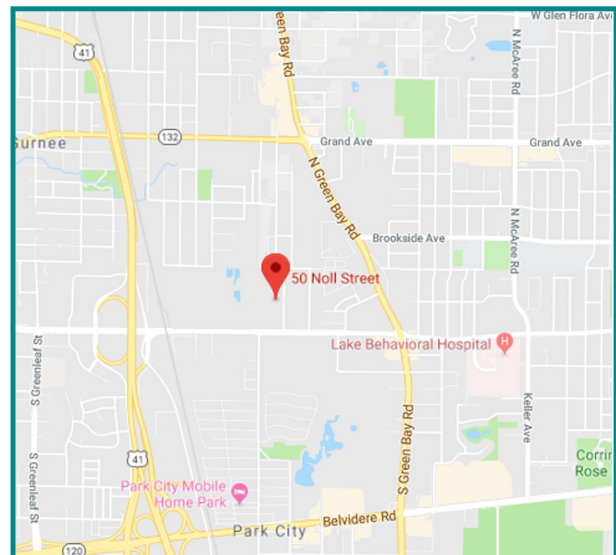
# INDUSTRIAL

**INVESTMENT SALE**  
**14,467 SQ. FT. INDUSTRIAL BUILDING**  
**50 NOLL STREET WAUKEGAN, IL**



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- **Availability:** 1,717 Sq. Ft.
- **Building Size:** 14,467 Sq. Ft.
- **Office Area:** 2,202 Sq. Ft.
- **Land Area:** 1.01 Acres
- **Description:** Pre-Engineered Steel Panel
- **Year Built:** Circa 1991
- **Drive In Doors:** (1) 12'x14' and (1) 10'x10'
- **Parking:** Ample
- **Docks:** One (1) Exterior
- **Ceiling Height:** 13.8' - 16.5' Clear (approximate)
- **Sprinklers:** Yes
- **Power:** 200 Amp @ 120/208V 3PH
- **Heat:** Gas fired unit heaters
- **Real Estate Taxes:** \$1.78 per Sq. Ft. (2018 actual)
- **Sale Price:** \$708,885 (\$49 per Sq. Ft.)



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 Prices subject to change and listing may be withdrawn without notice.



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**FOR SALE**  
**INDUSTRIAL BUILDING**  
**14,467 Sq. Ft.**  
**50 Noll Street**  
**Waukegan, Illinois**

**Available:** 1,717 Sq. Ft.  
**Building Size:** 14,467 Sq. Ft.  
**Land Area:** 1.01 acres  
**Office Area:** 2,202 Sq. Ft.  
**Year Built:** Circa 1991  
**Description:** Pre-Engineered Steel Panel  
**Heat:** Gas fired unit heaters  
**Docks:** One (1) Exterior  
**Drive-In Doors:** Two (2) Grade Level Doors: (1) 12' x 14' and (1) 10' x 10'  
**Parking:** Ample  
**Power:** 200 Amp @ 120/208V, 3 PH  
**Ceiling Height:** 13.8' – 16.5' clear (approximate)  
**Column Spacing:** Column line at center of building  
**Sprinkler System:** Yes  
**Real Estate Taxes:** \$1.78 per Sq. Ft. (2018 actual)  
**Sale Price:** \$708,885 (\$49 per Sq. Ft.)  
**Remarks:** Great location and facility for warehouse, light mfg. and assembly. Approximately 4,000 sq. ft. rear lot area for storage yard, additional parking and storage yard. Alarm system in office. Mezzanine storage area. Triple catch basin floor drain and bathroom in warehouse.  
User/Investor Opportunity

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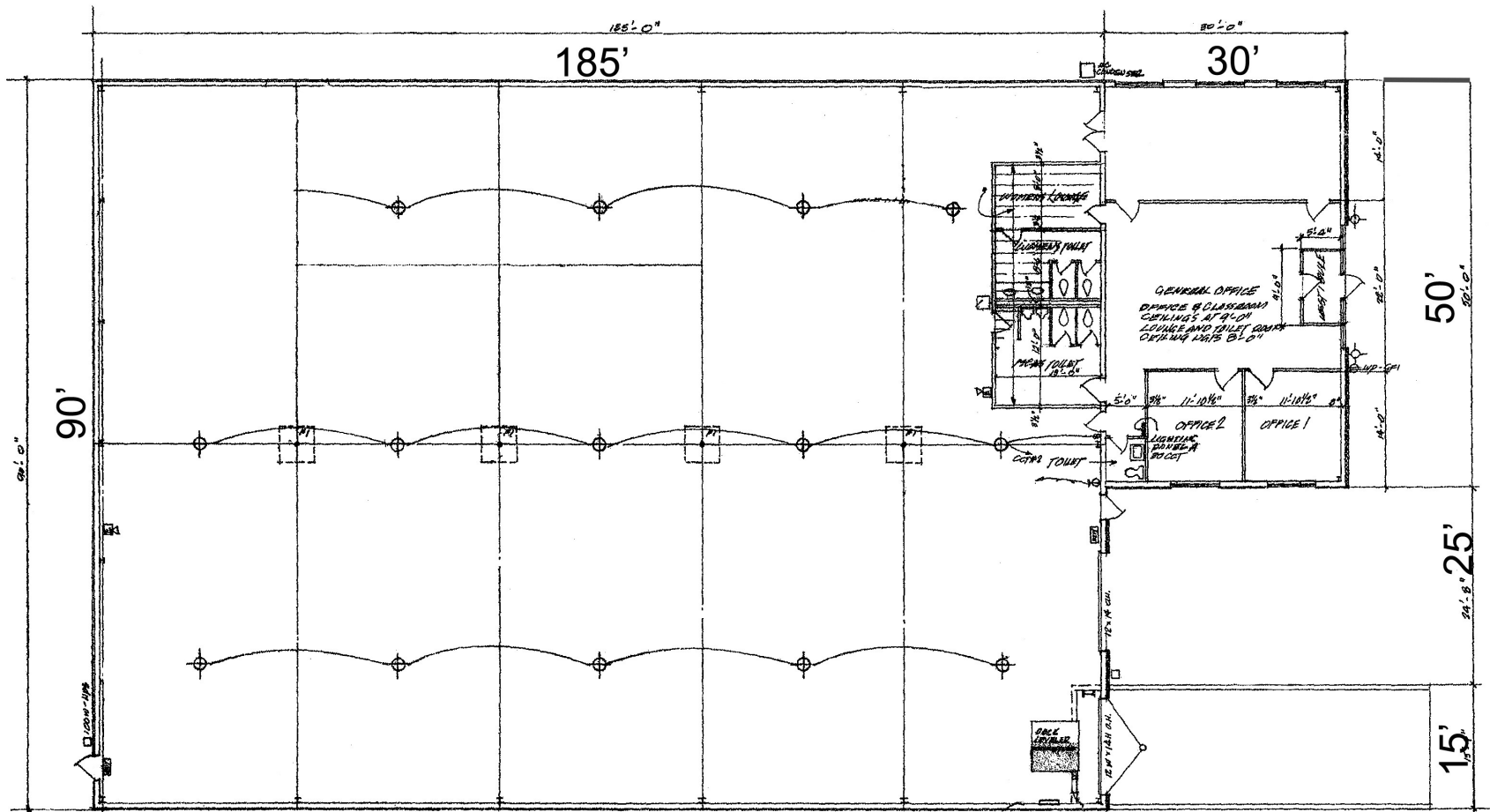


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# Floor Plan

## 50 Noll Street Waukegan, Illinois



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