

INDUSTRIAL

INVESTMENT SALE

5,000 SQ. FT. NORTHERN LAKE COUNTY
64 NOLL STREET WAUKEGAN, ILLINOIS



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Great facility for storage, light manufacturing, and assembly. Bathroom and alarm system in office. Mezzanine storage above office. Triple catch basin floor drain and bathroom in warehouse.

- **BUILDING SIZE:** 5,000 Sq. Ft. (50' x 100')
- **LAND AREA:** 1.152 acres
- **OFFICE AREA:** 850 Sq. Ft.
- **YEAR BUILT:** 1990
- **DESCRIPTION:** Steel panel construction
- **ZONING:** Industrial I-1
- **DOCKS:** None
- **DRIVE-IN DOORS:** 1 - 12' x 14' & 2 - 14' x 14'
- **PARKING:** Ample
- **POWER:** 200 amp panel @ 208 V
- **CEILING HEIGHT:** 16' clear height
- **REAL ESTATE TAXES:** \$2.69 per Sq. Ft. (2018 Actual)
- **SALE PRICE:** \$295,000 (\$59 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 Prices subject to change and listing may be withdrawn without notice.



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Licensed in Illinois and Wisconsin

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AVAILABLE
5,000 Sq. Ft.
64 Noll Street
Waukegan, Illinois

Available:	5,000 Sq. Ft.
Building Size:	5,000 Sq. Ft.
Land Area:	1.152 Acres
Office Area:	850 Sq. Ft. (approximate)
Year Built:	1990
Description:	Pre-Engineered Steel Panel
Heat:	Radiant
Docks:	None
Drive-In Doors:	Three (3) One 12' x 14' and Two 14' x 14'
Parking:	Ample
Power:	200 Amp @ 208V
Ceiling Height:	16' Clear (approximate)
Column Spacing:	Column Spacing: 25' x 25'
Sprinkler System:	No
Real Estate Taxes:	\$2.69 per Sq. Ft. (2018 actual)
Sale Price:	Sale Price: \$295,000 (\$59 per Sq. Ft.)
Remarks:	INVESTMENT SALE. Great location and facility for warehouse, light mfg. and assembly. Approximately .56 acres for building expansion, additional parking and storage yard. Alarm system in office. Mezzanine storage area. Triple catch basin floor drain and bathroom in warehouse. User/Investor Opportunity

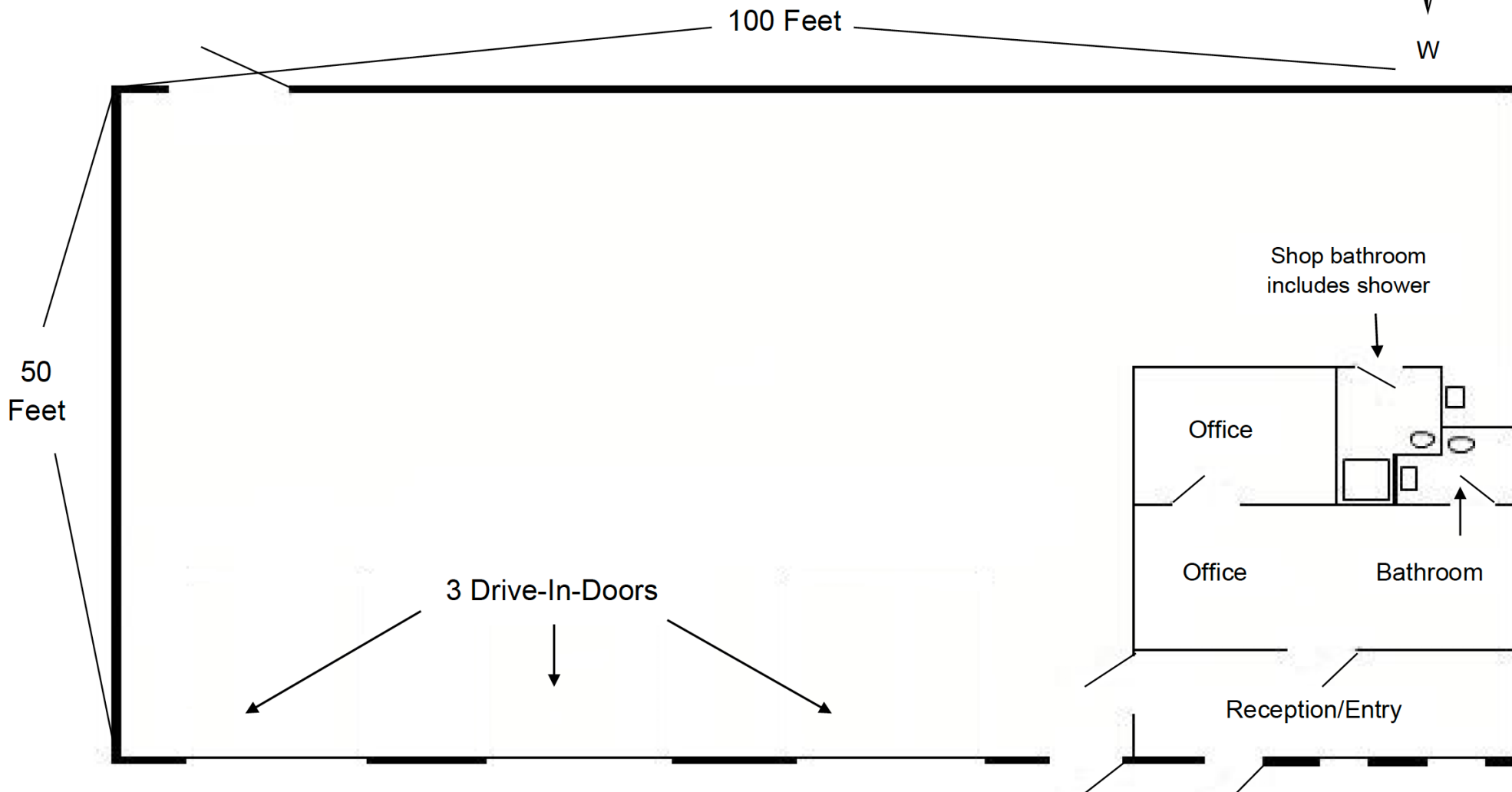
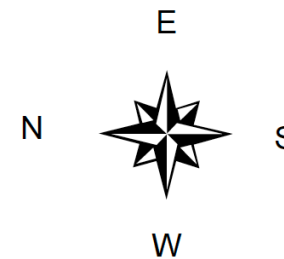
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FLOOR PLAN - 5,000 Sq. Ft. 64 Noll Street, Waukegan, Illinois



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