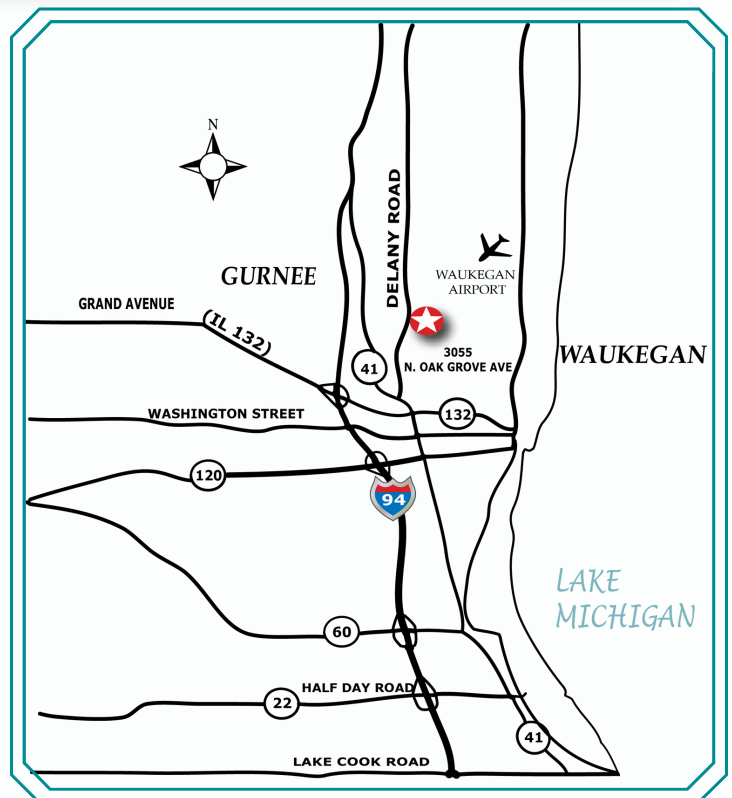


# INDUSTRIAL

**For Lease – 23,149 Sq. Ft. Industrial Building  
3055 N. Oak Grove Avenue Waukegan, Illinois**



**Available:** 23,149 Sq. Ft.  
**Building Size:** 23,149 Sq. ft.  
**Land Area:** 1.21 Acres  
**Office Area:** 3,575 Sq. Ft.  
**Year Built:** 2005  
**Description:** Masonry – Precast Panel  
**Heat:** Gas Fired Unit Heaters  
**Docks:** Two (2) interior docks  
**Drive-In Doors:** One (1) 12' x 14'  
**Parking:** 30 spaces, including 2 H.C. & 3 visitor  
**Power:** 400 Amps 277/480 Volts 3PH 4W  
**Ceiling Height:** 20.5' clear  
**Column Spacing:** 59'4" x 60'  
**Sprinkler System:** Standard Response Wet System  
**Real Estate Taxes:** \$1.87 per Sq. Ft. (2020 Actual)  
**Lease Price:** \$6.85 per Sq. Ft. Net  
**Operating Expenses:** \$.35 per Sq. Ft. (2021 Actual)  
**Remarks:** Location near Route 41. Oak Grove Business Park. Well maintained facility. Security system, ceiling fans, LED light fixtures, floor drains and warehouse office



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 Prices subject to change and listing may be withdrawn without notice.



[www.tristaterealty.com](http://www.tristaterealty.com)

**CONTACT: Robert Elbrecht**

**847.360.1375 sales@tristaterealty.com**

P.O. Box 7860 Gurnee, Illinois 60031 (847) 360.1375

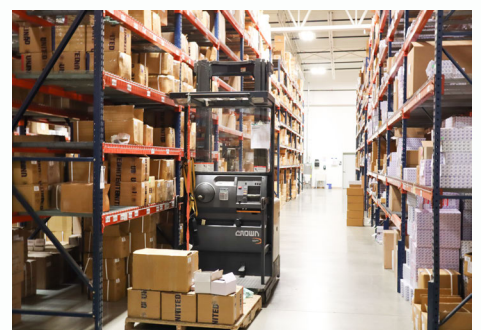
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# INDUSTRIAL

## 3055 N. Oak Grove Avenue Waukegan, Illinois Building Photos



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**FOR SALE**  
**INDUSTRIAL FACILITY**  
**3055 N. OAK GROVE AVENUE**  
**WAUKEGAN, ILLINOIS**

**Available:** 23,149 Sq. Ft.  
**Building Size:** 23,149 Sq. Ft.  
**Land Area:** 1.21 Acres  
**Office Area:** 3,575 Sq. Ft.  
**Year Built:** 2005  
**Description:** Masonry - Precast Panel  
**Heat:** Gas Fired Unit Heaters  
**Docks:** Two (2) Interior Docks  
**Drive-In Doors:** One (1) 12' x 14'  
**Parking:** 30 Spaces, including 2 handicapped and 3 visitor  
**Power:** 400 Amp 227/480V 3PH 4W panel  
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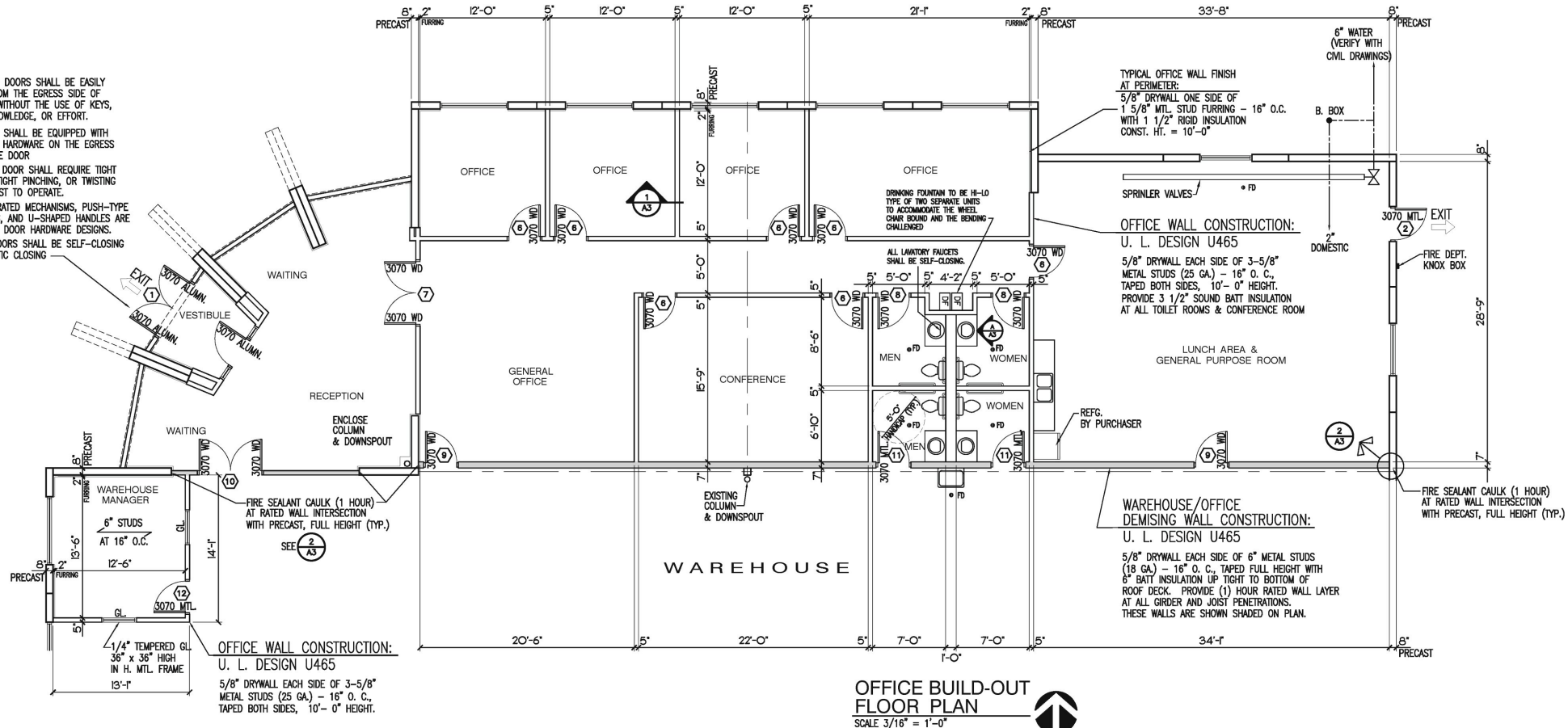
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# OFFICE FLOOR PLAN - 3,575 Sq. Ft. 3055 N. Oak Grove Avenue, Waukegan, Illinois

- ALL EGRESS DOORS SHALL BE EASILY OPENED FROM THE EGRESS SIDE OF THE DOOR WITHOUT THE USE OF KEYS, SPECIAL KNOWLEDGE, OR EFFORT.
- EXIT DOORS SHALL BE EQUIPPED WITH THUMBTURN HARDWARE ON THE EGRESS SIDE OF THE DOOR
- NO EGRESS DOOR SHALL REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
- LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DOOR HARDWARE DESIGNS.
- ALL FIRE DOORS SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING



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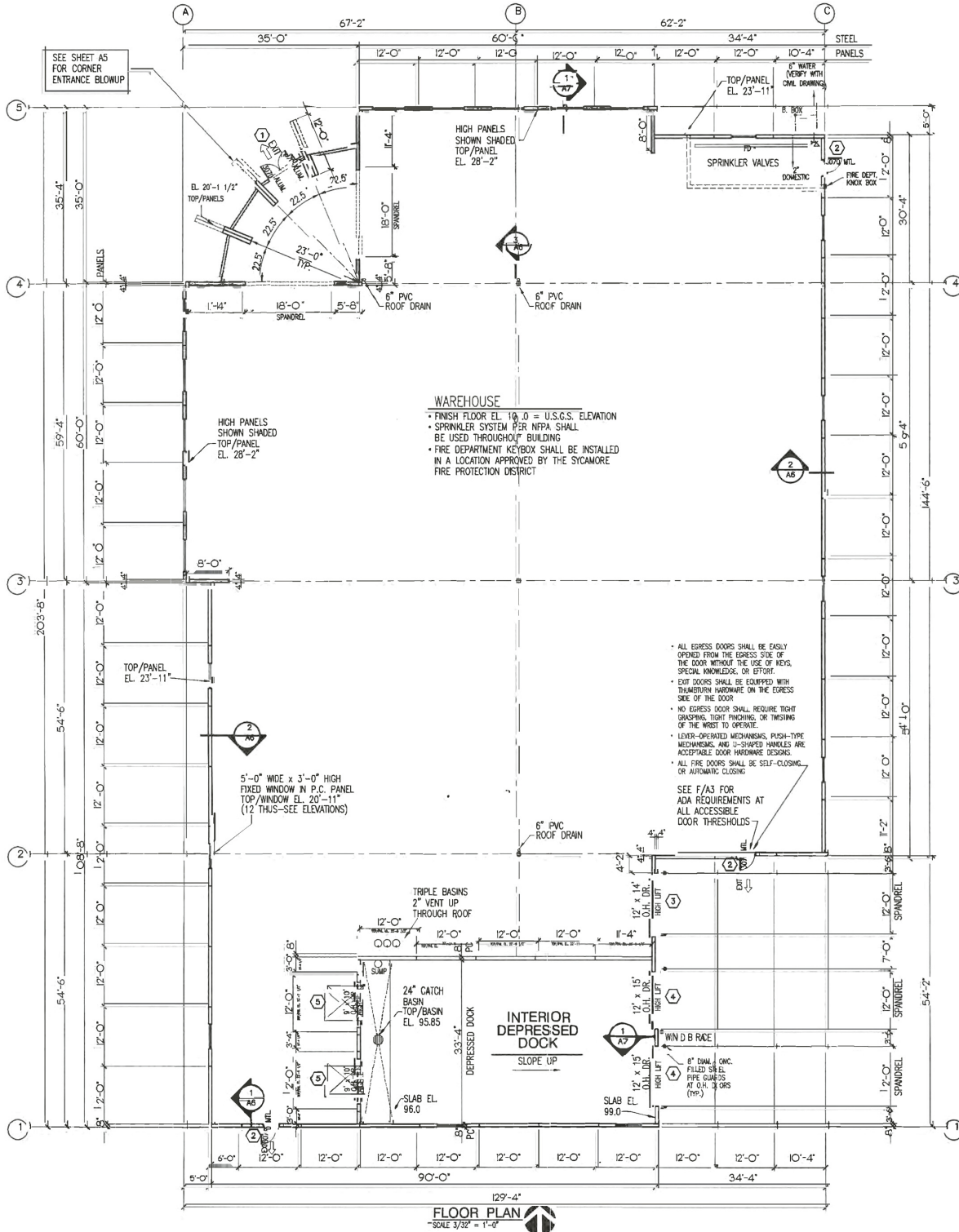
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# WAREHOUSE FLOOR PLAN

## 3055 N. Oak Grove Avenue, Waukegan, Illinois



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