

FOR LEASE

9,254 SF AVAILABLE

1070

NORTHPOINT BLVD

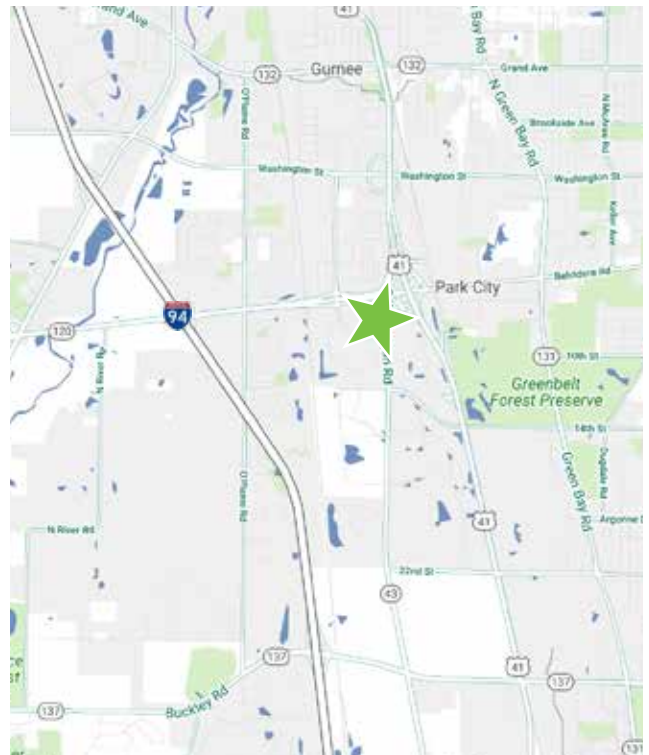
Waukegan, IL 60085

UNIT A - AVAILABLE DECEMBER 1, 2019



BUILDING HIGHLIGHTS

- + Total Building Size: 60,430 SF
- + Acres: 4.40 Acres
- + Ceiling: 18' Clear
- + Power: 400a @ 480v
- + Heating: Gas
- + Bay Size: 40'9" x 34'1"
- + Parking: 76 Cars
- + Year Built: 1989
- + Sprinkler: Class IV
- + RE Taxes: \$1.97 PSF (2018 PAY 2019)



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VENTURE ONE
REAL ESTATE

CBRE

FOR LEASE - AVAILABLE 12/1/2019

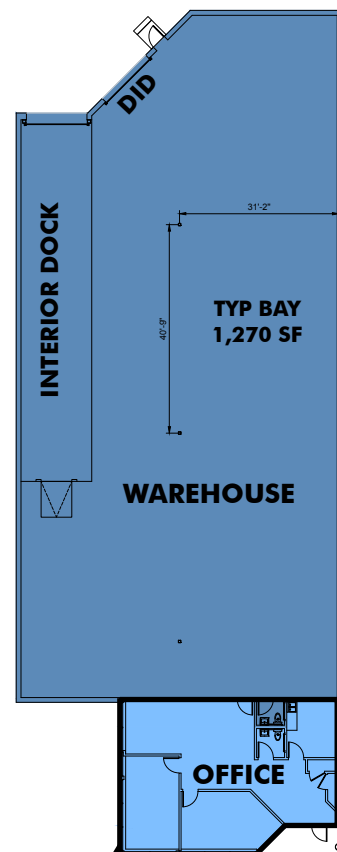
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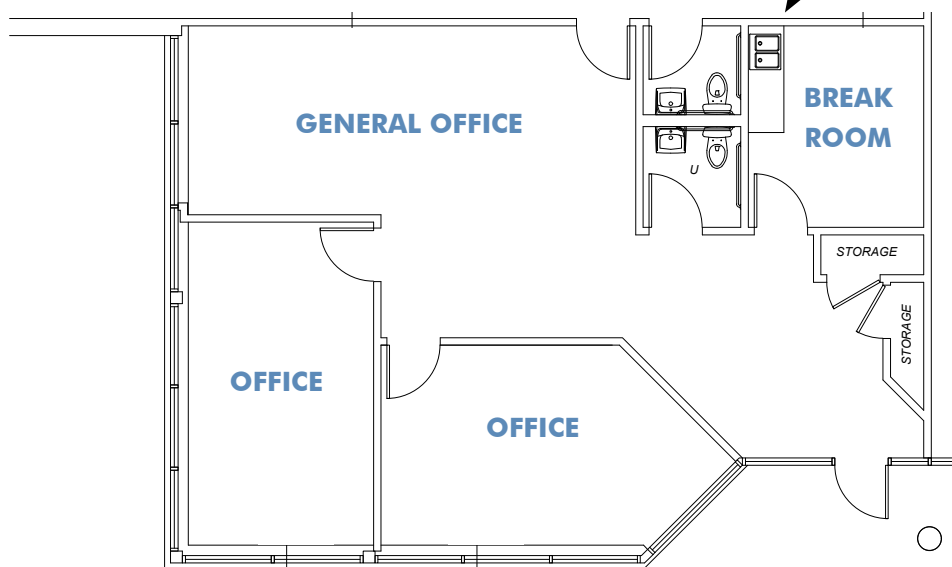


UNIT A SPECIFICATIONS

Available Space:	9,254 SF
Office Area:	1,211 SF
Loading:	1 Interior / 1 Drive-in-Door
Bay Size:	40'9" x 31'2"
Parking:	11 Cars
Real Estate Taxes:	\$1.97 PSF (2018 PAY 2019)
Lease Rate:	\$5.75 NNN
Estimated CAM:	\$0.67 PSF (Incl. Mgmt & Insurance)
New Updates:	- Paint and Carpet in the Offices - T-8 Lighting - Seal Coated Parking Lot - Landscaping



UNIT A OFFICE LAYOUT



FOR LEASE - AVAILABLE 12/1/2019

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PROPERTY SITE PLAN



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LOCATION MAP



CONTACT US

JARED PAFF

Vice President
+1 847 274 1444
jared.paфф@cbre.com

SAM BADGER, SIOR

Senior Vice President
+1 847 310 2099
sam.badger@cbre.com

WHIT HEITMAN

Senior Vice President
+1 847 624 4947
whit.heitman@cbre.com

BRAD WEINER

First Vice President
+1 630 956 3650
brad.weiner@cbre.com

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