

# FOR LEASE 37,247 SF

LEASE RATE

Subject To Offer

WAUKEGAN, IL

## 1429 SHIELDS DRIVE

### COMMENTS

- Class-A, Free-Standing, Single-Tenant Building
- Make-Ready Work Underway, Available for Immediate Occupancy
- Serviced by 4 Exterior Docks & 1 Drive-In Door
- Well Located within the Amhurst Lakes Business Park
- Low Lake County Taxes
- Located 1-mile from a 4-way Interchange at I-94 and Route 137
- Professionally Owned & Managed

### BUILDING DETAILS

Building Size	37,247 SF
Office Size	5,738 SF
Loading	4 Exterior Docks 1 Drive-In Door
Car Parking	35 Stalls
Clear Height	28'
Construction	Reinforced Concrete
Sprinkler	ESFR
Year Built	2004
Power	400-amp, 480v/120

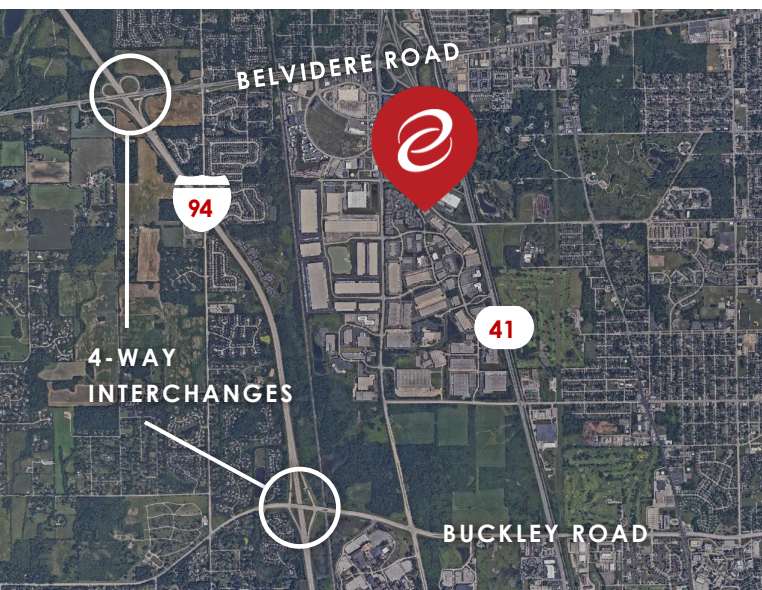
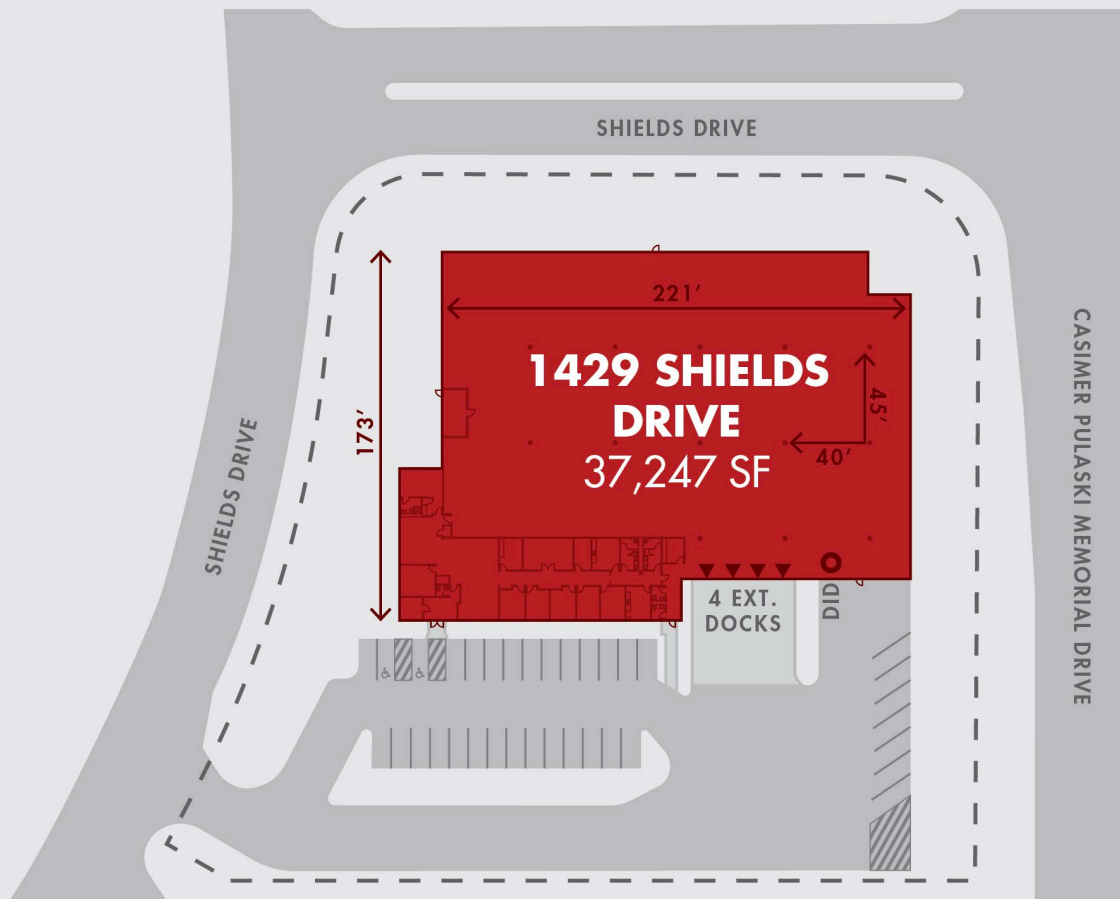
Brokered by:



Owned & Managed by:



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