

FOR LEASE
41,838 SF



WAUKEGAN, IL

3210 OAK GROVE AVENUE

COMMENTS

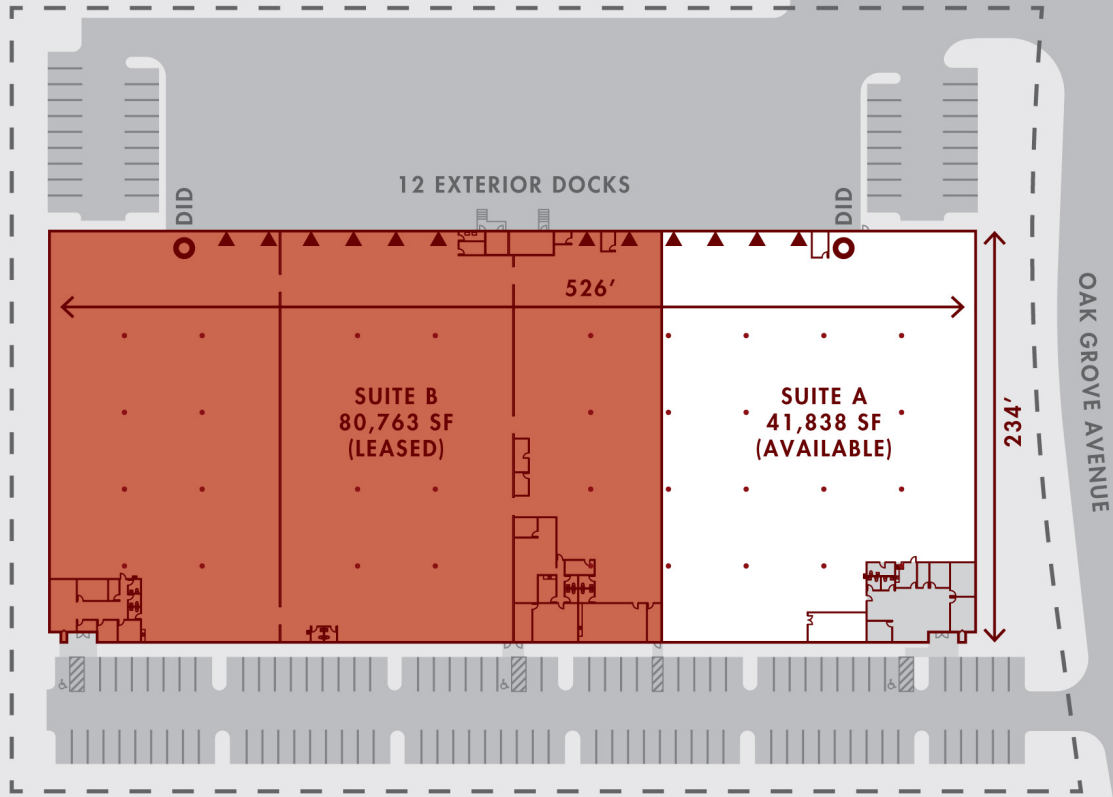
- Make Ready Improvements Underway
- Efficient, Open Warehouse Layout
- Strategically Located within Lake County with Close Proximity to Route 41 and I-94
- Close proximity to Large Labor Base and Executive Housing
- Low, Stable Lake County Taxes
- Professionally Owned and Managed

BUILDING DETAILS

Building Size	122,601 SF
Suite Size	41,838 SF
Office Size	2,839 SF
Clear Height	30'
Loading	4 Docks / 1 Drive-In Door
Column Spacing	43' x 44'
Parking	1,171/1,000 SF
Sprinkler	ESFR
Lighting	LED
Power	1200-Amp, 3-Phase, 480Y/277V

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SUITE	TOTAL SF	OFFICE SF	ASKING RATE (NET)
Suite A	41,838	2,839	Subject to Offer
Suite B	80,763	5,501	LEASED
TOTALS	122,601		

JACK FITZPATRICK

CBRE
 Jack.Fitzpatrick@CBRE.com
 847-922-5885

WHIT HEITMAN

CBRE
 Whit.Heitman@CBRE.com
 847-624-4947

MATT KNOFF

Venture One Real Estate
 MattK@VentureOneRE.com
 612-462-4859

