

FOR SALE OR LEASE

SWC RUSSELL RD. &
GREEN BAY RD.

ZION, IL 53158

**47 ACRES FULLY FENCED AND SECURED YARD
1,000 TRAILER PARKING SPACES**

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 **INDUSTRIAL**
OUTDOOR VENTURES

 Colliers

PROPERTY INFORMATION

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SWC RUSSELL RD. & GREEN BAY RD.
ZION, IL 53158

SITE SIZE: ±47.00 AC

ZONING: Heavy Industrial

SALE PRICE: Subject to offer

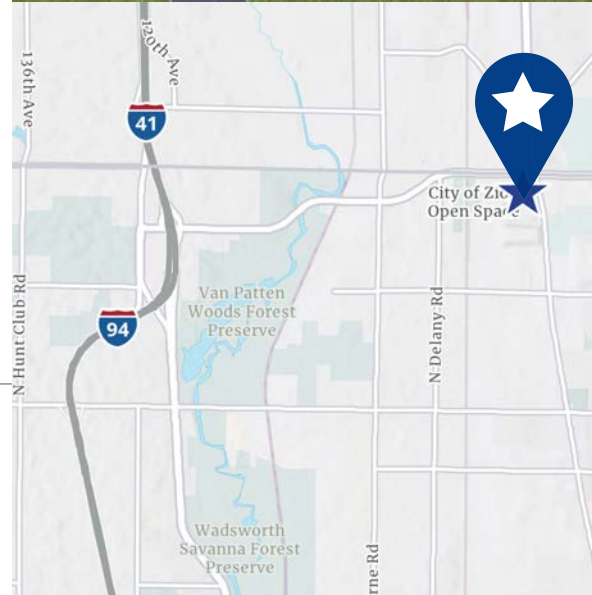
LEASE RATE: Subject to offer

FEATURES:

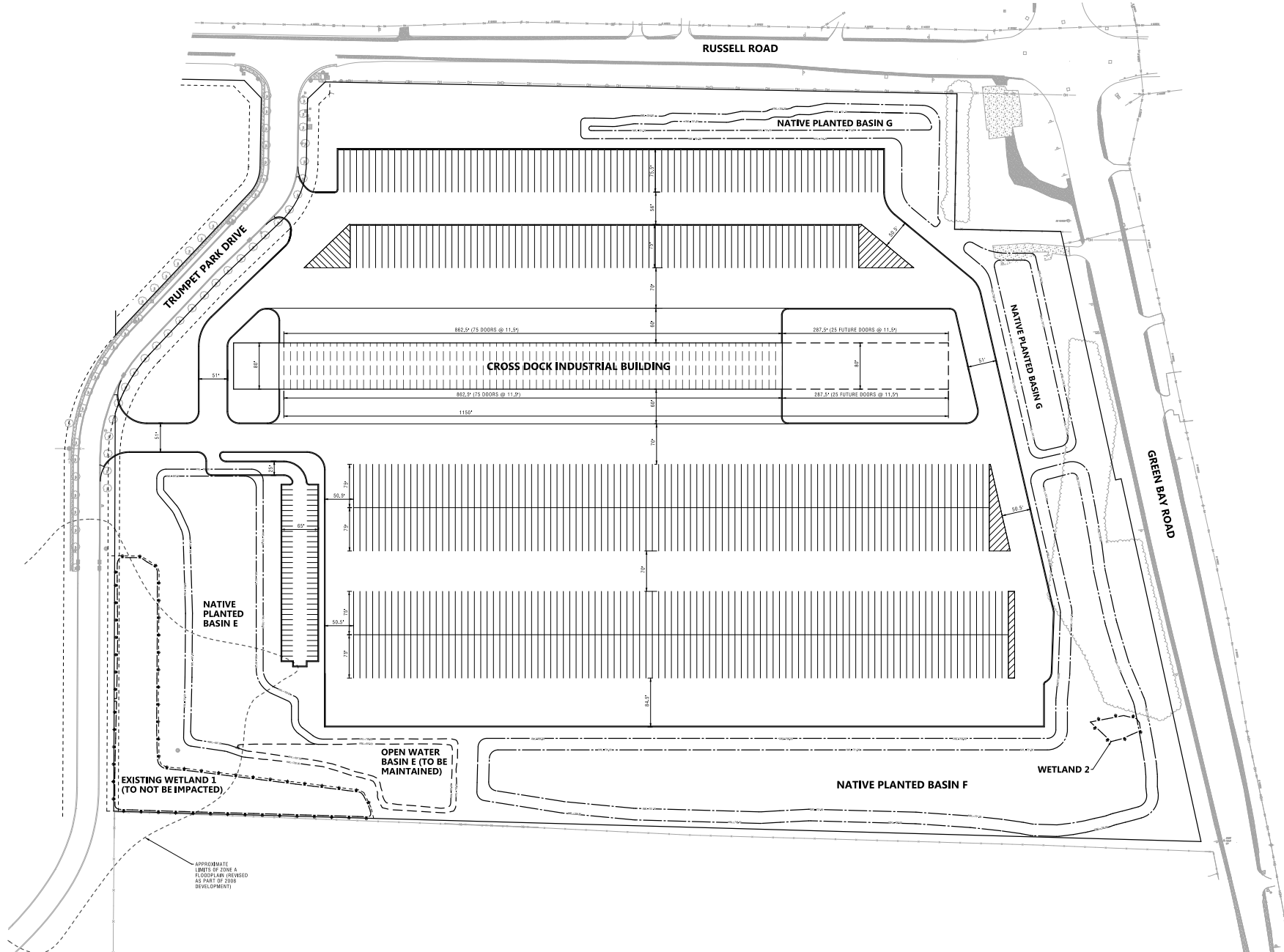
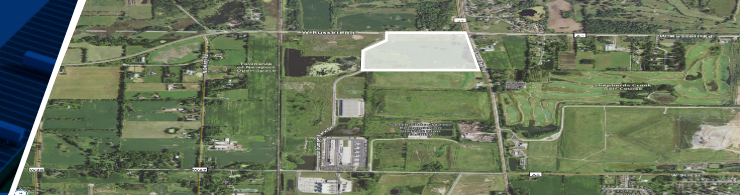
- Fenced and secured storage yard
- Fully lit security lighting
- Fully entitled - zoned for trailer parking
- 1,000 trailer parking spaces
- Heavy duty asphalt surface
- Key pad
- Located in a Class A corporate park
- Low Lake County taxes
- 2 miles from I-94 via Russell Rd
- 15,000 sq. ft. maintenance/service facility with 10 overhead doors

IDEAL USES:

- Truck parking
- Maintenance/service facility
- Material storage



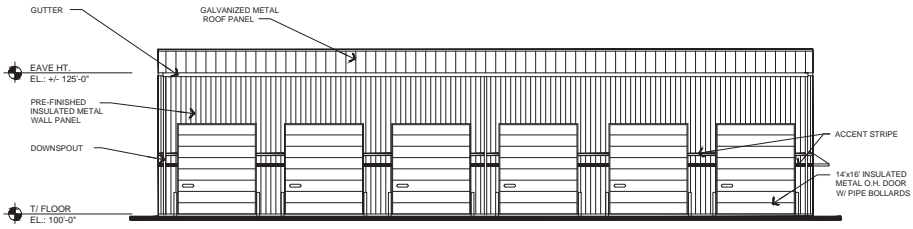
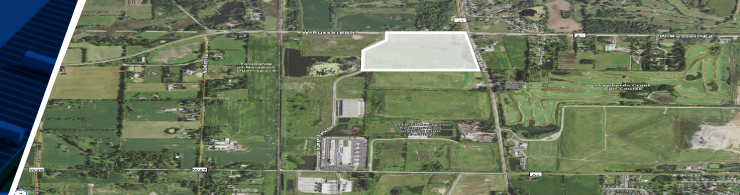
CONCEPTUAL CROSS-DOCK FACILITY PLAN



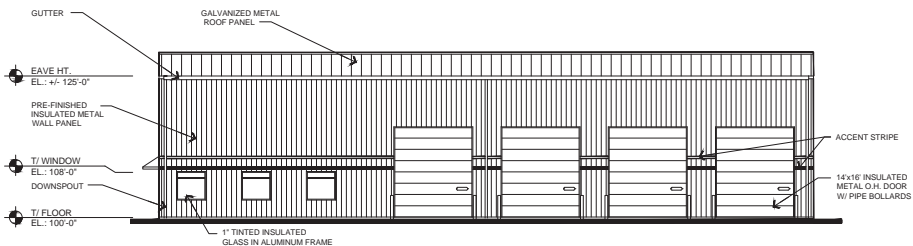
FOR SALE OR LEASE SWC RUSSELL ROAD & GREEN BAY ROAD | ZION, IL 53158



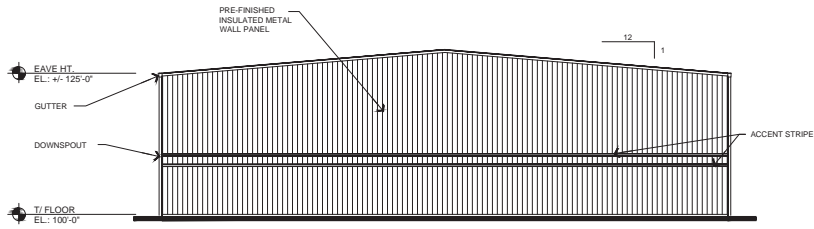
ELEVATION



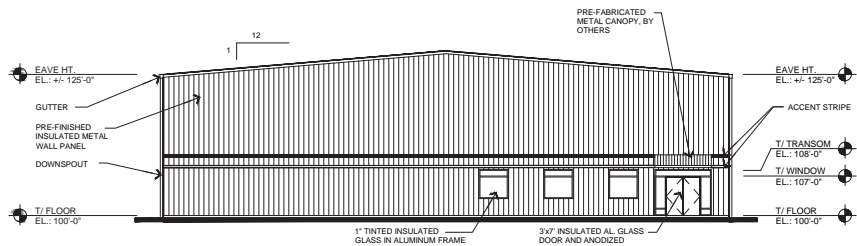
2 **NORTH ELEVATION**
SCALE: 3/32" = 1'-0"



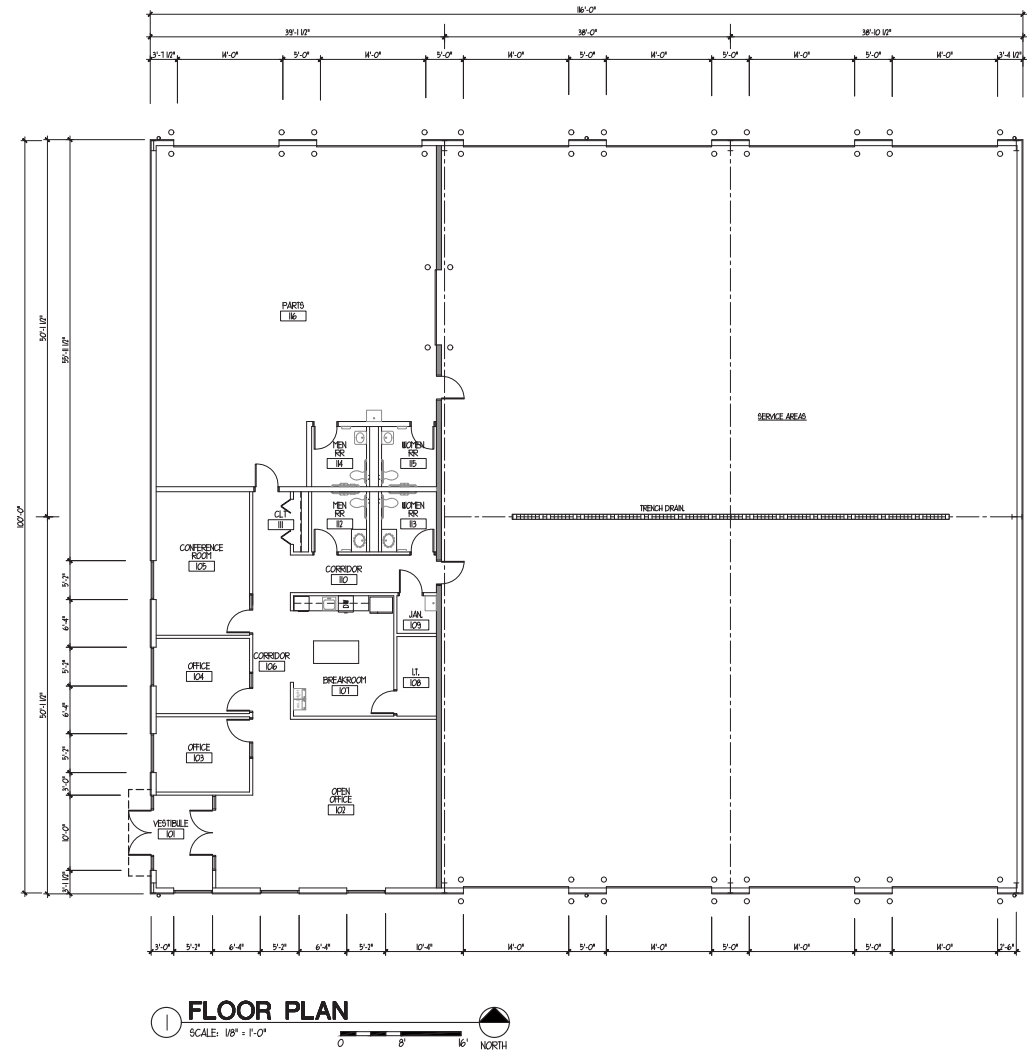
3 **SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"



4 **EAST ELEVATION**
SCALE: 3/32" = 1'-0"

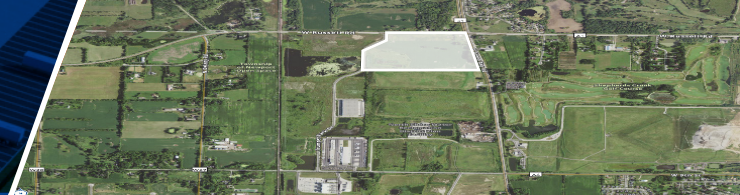


5 **WEST ELEVATION**
SCALE: 3/32" = 1'-0"



1 **FLOOR PLAN**
SCALE: 1/8" = 1'-0"
0 8' 16' NORTH

NEIGHBORING COMPANIES



LESS THAN 2 MILES TO I-94 INTERCHANGE

SITE

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