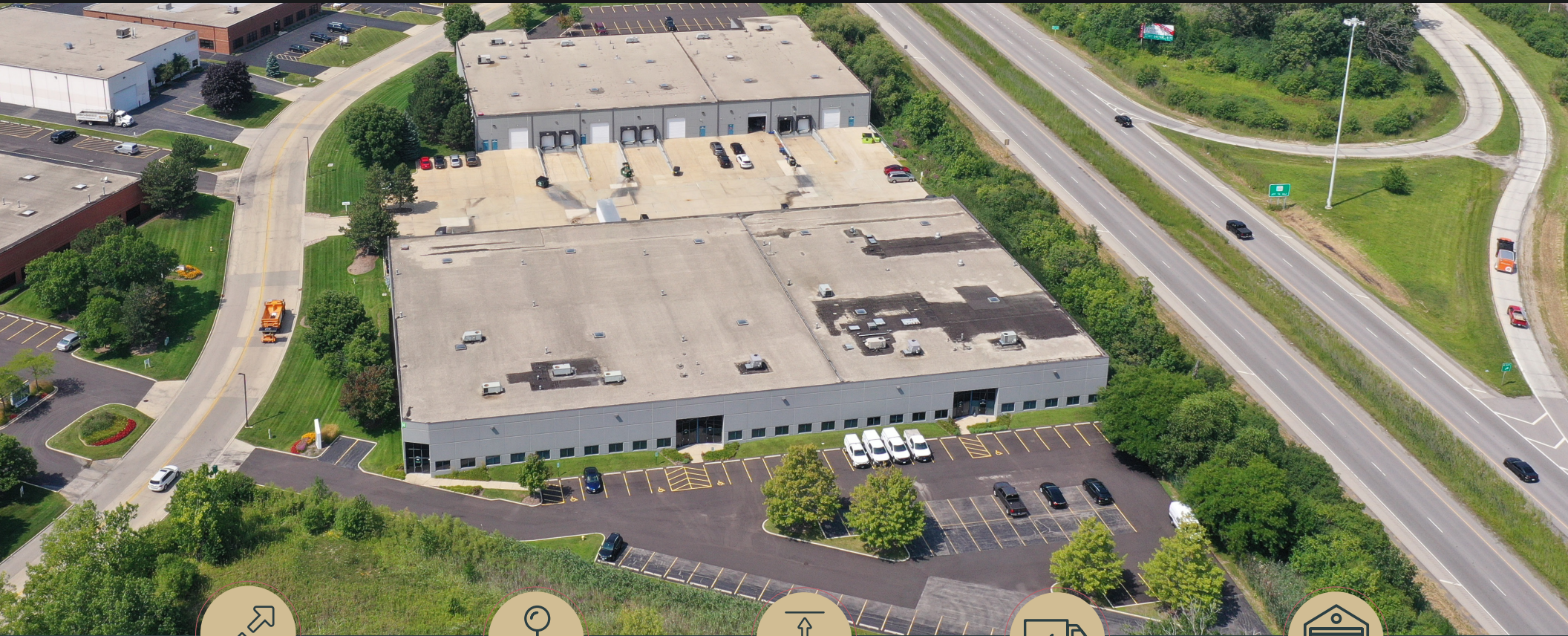


22,800 SF Available For Lease

953-977 S NORTHPOINT BLVD, WAUKEGAN, IL 60085



11,400-22,800 SF
AVAILABLE



EASY ACCESS TO
MULTIPLE AMENITIES



22'
CLEAR HEIGHT



IMMEDIATE ACCESS TO
I-94 VIA ROUTE 120



HIGHLY DENSE
WAREHOUSE LABOR

BRANDON WATERS

+1 847 370 0733

brandon.waters@kbcadvisors.com

BARRETT STEPHAN

+1 847 471 7373

barrett.stephan@kbcadvisors.com

Leased by:



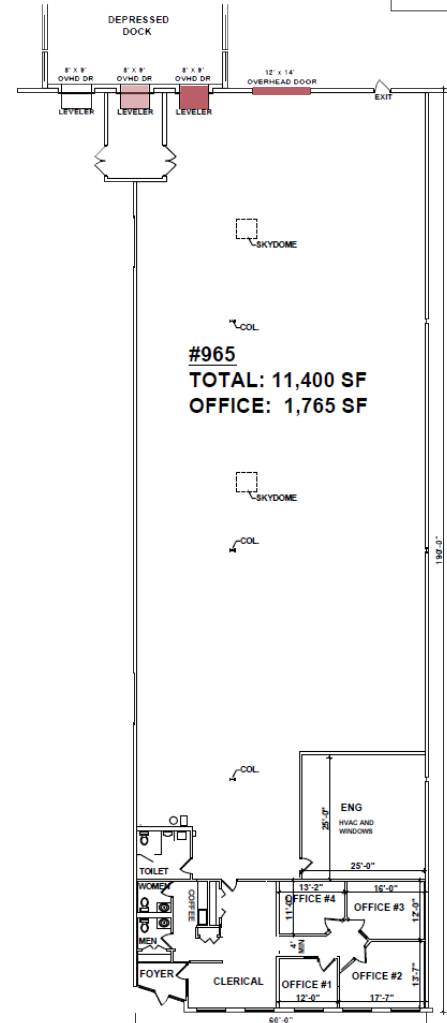
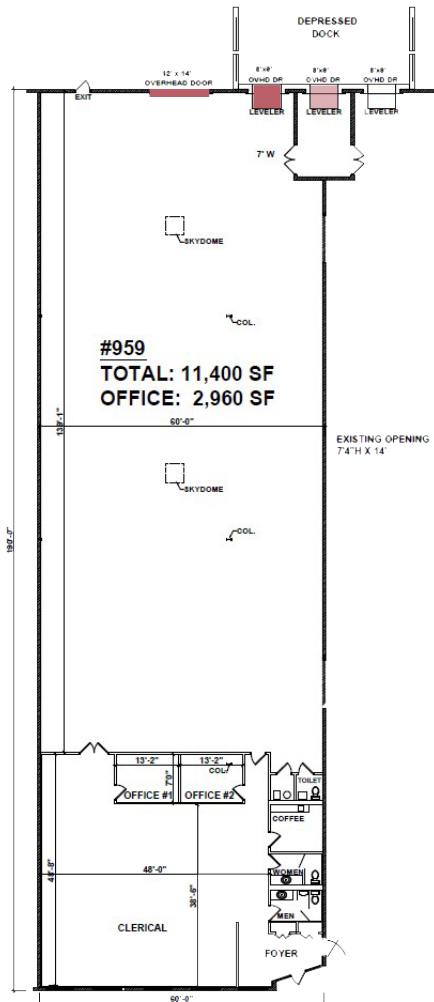
Professionally Owned and Managed By:



Property Specs



Specifications:
 Power 400 Amp, 120/240V, 3 Phase
 Warehouse Walls: Painted
 Warehouse Lighting: T-9
 Office Lighting: Fluorescent
 Warehouse air cooling: No
 Ceiling Height in Warehouse: 20' - 22' Under Joists



57,500 SF
 Building

11,400-22,800 SF
 Available

22'
 Clear Height

1
 Private Dock Per Unit

1
 Shared Dock Door

1
 Private Drive-in Door Per Unit

LOW
 Lake County Taxes

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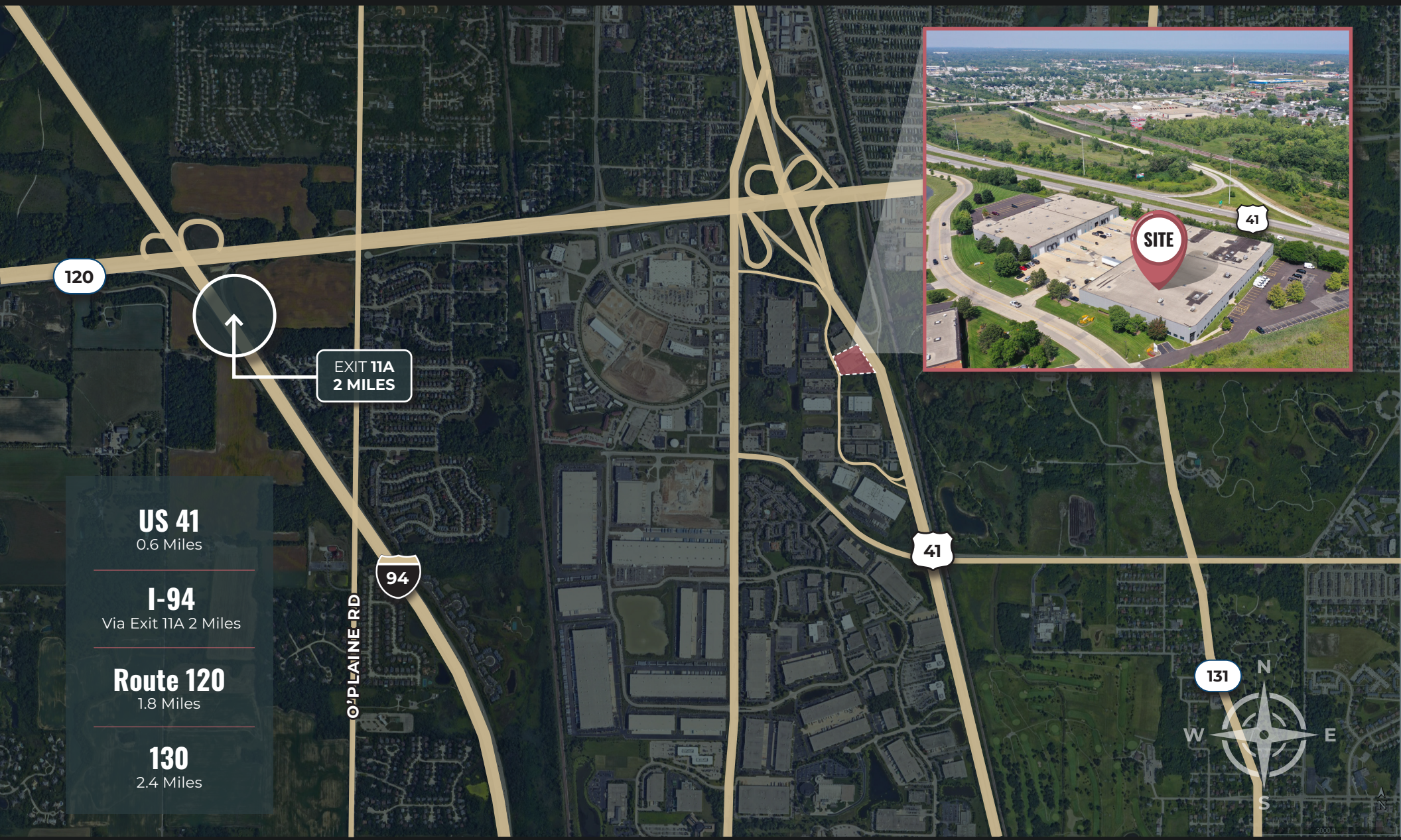
barrett.stephan@kbcadvisors.com

Leased by:



Professionally Owned and Managed By:





120

EXIT 11A
2 MILES

US 41
0.6 Miles

I-94
Via Exit 11A 2 Miles

Route 120
1.8 Miles

130
2.4 Miles

O'PLAINE RD

94

41

131



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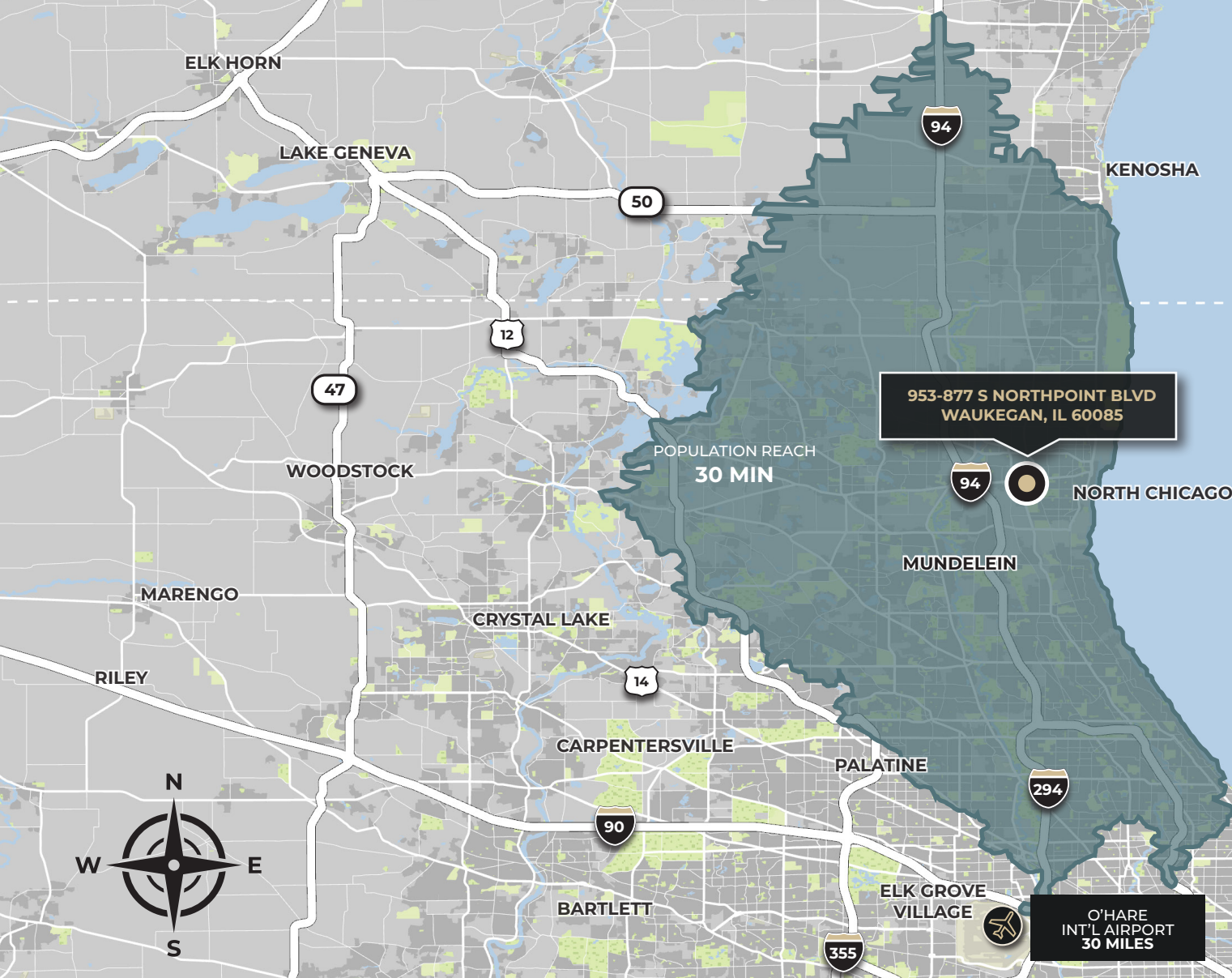
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Leased by:



Professionally Owned and Managed By:





POPULATION REACH


1,086,098
 30 Min

LABOR POOL


WAREHOUSE WORKERS

19,778
 30 Min

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