



# VALUE INDUSTRIAL PARTNERS, LLC

Industrial Real Estate Investment, Brokerage and Management

477 W. Wrightwood Avenue, Elmhurst, Illinois 60126 TEL: 630-333-1900 FAX: 630-333-1910

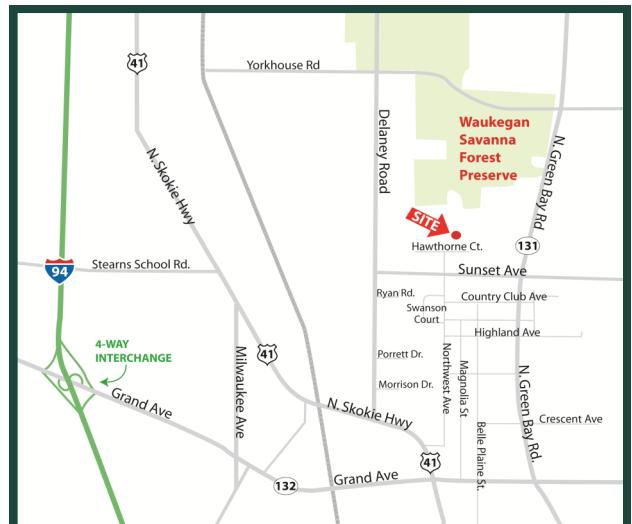


## 3780 Hawthorne Court Waukegan, Illinois

**FOR LEASE  
10,410 SF**

### Building Specifications

Available Size	10,410 SF
Building Size:	46,072 SF
Office:	25%
Ceiling Height:	16'
Loading:	4 Interior Docks (common)
Bay Size:	32' x 32'
Power:	1200 Amps, 277/480 Volts, 3 Phase
Heat	Gas Forced Air
Zoning:	I-2 Industrial



**For Further Information, Please Contact:**

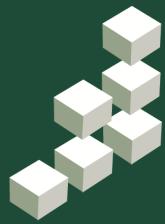
**Brian P. Gedvilas, Director of Leasing**  
[bgedvilas@valueindustrialpartners.com](mailto:bgedvilas@valueindustrialpartners.com)

**Brian M. Liston, Principal**  
[bliston@valueindustrialpartners.com](mailto:bliston@valueindustrialpartners.com)

**TEL: 630-333-1900 FAX: 630-333-1910**

### Comments

- Professionally owned and managed
- Minutes to I-94
- Rental rate includes current real estate taxes and CAM

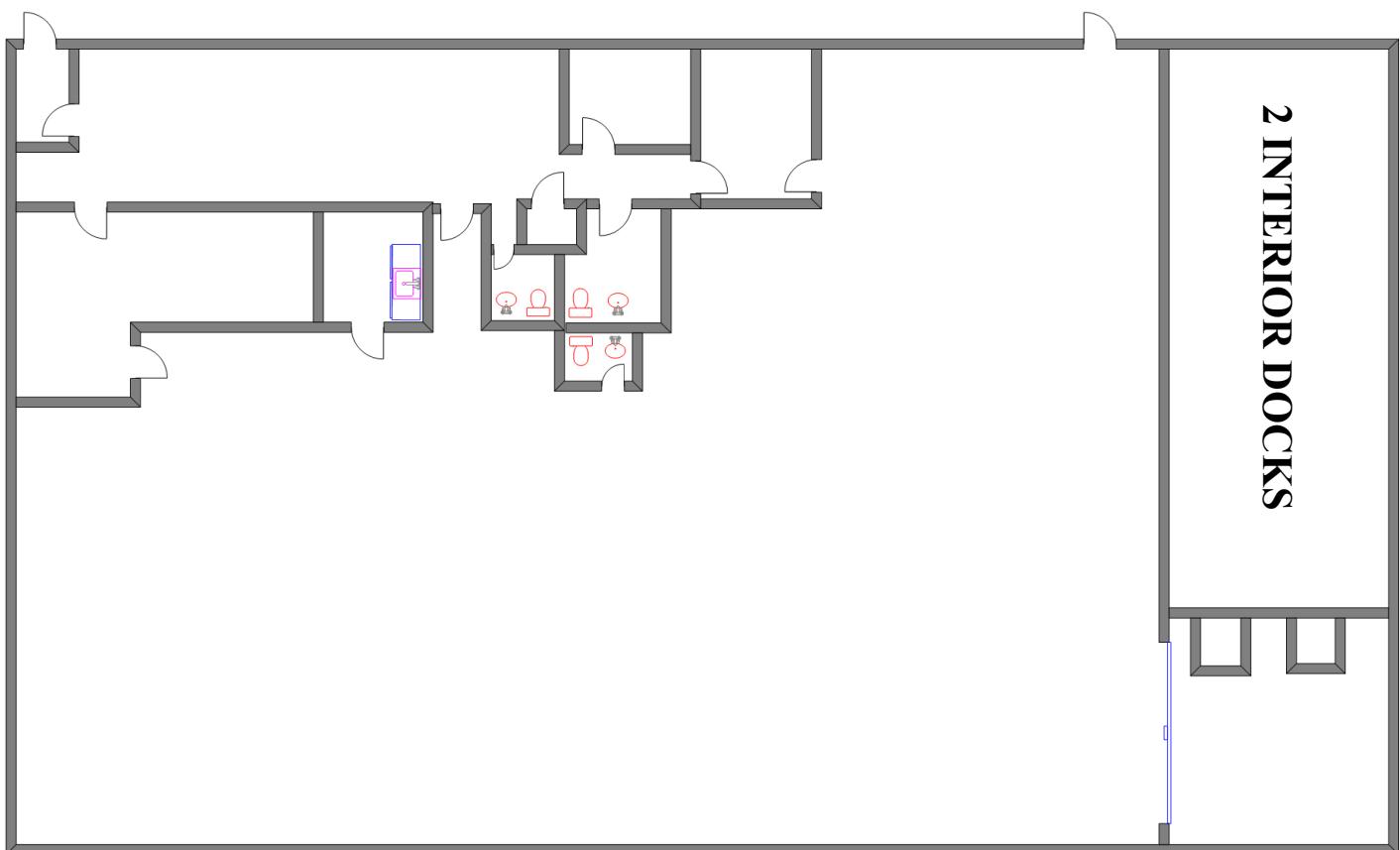


# VALUE INDUSTRIAL PARTNERS, LLC

Industrial Real Estate Investment, Brokerage and Management

477 W. Wrightwood Avenue, Elmhurst, Illinois 60126 TEL: 630-333-1900 FAX: 630-333-1910

## LAYOUT



2 INTERIOR DOCKS