

5,350 SF

Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

4059-4081 JOSEPH DRIVE, WAUKEGAN, IL 60087



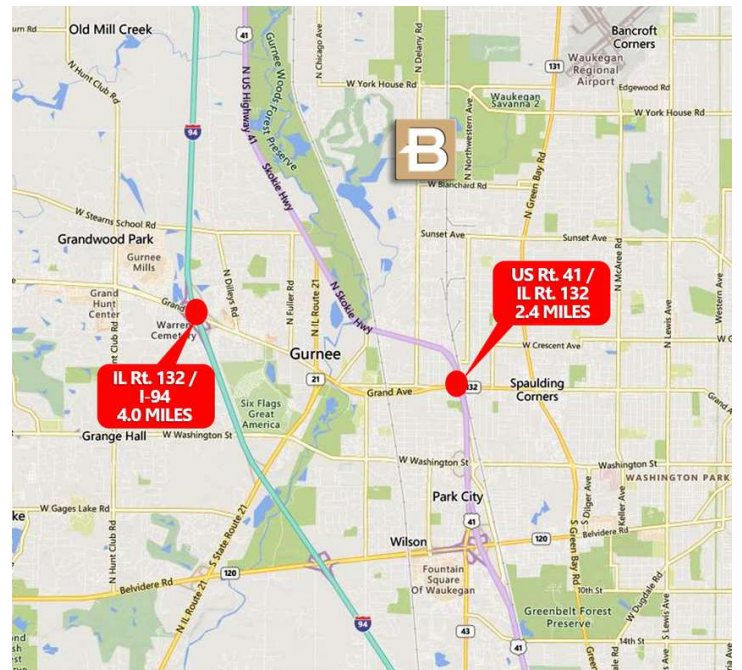
LOCATION DESCRIPTION

Established business park location with easy access to major transportation routes via nearby US Rt. 41, IL Rt. 132 and I-94.

SPACES	LEASE RATE	SPACE SIZE
4059-61 A/C3/C4	\$10.50 SF/yr	5,350 SF

PROPERTY OVERVIEW

- 22,750 SF Multi-Unit Property
- Great, smaller industrial / flex units available
- Good loading
- Nicely appointed offices
- Lease Rate: \$10.50/SF Modified Gross



COLLIN TYRRELL

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

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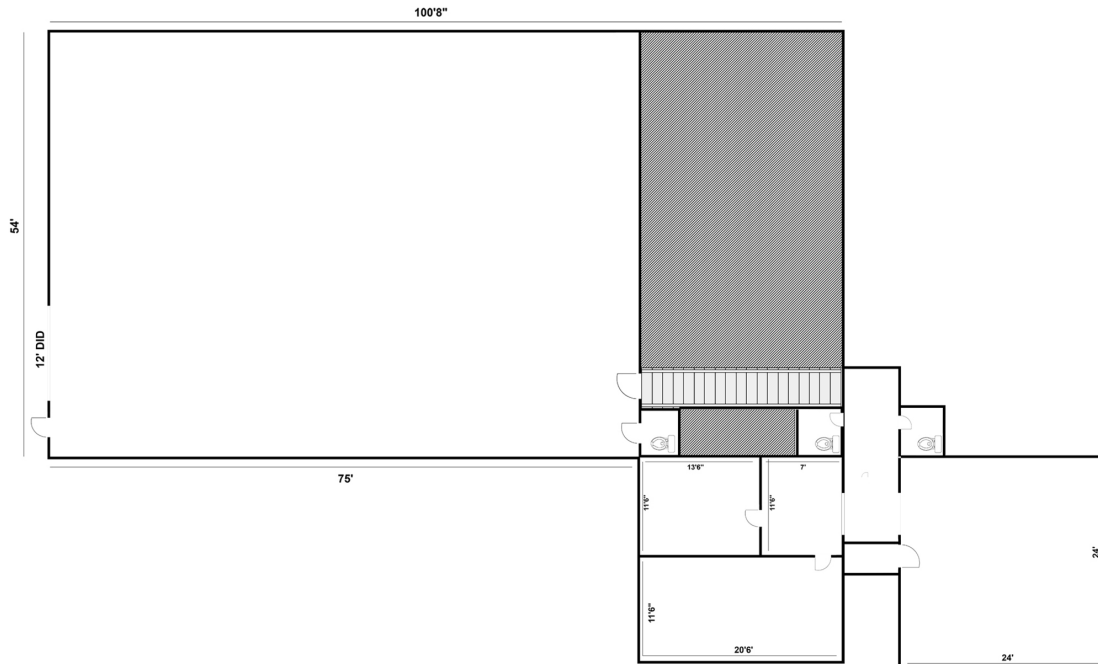
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4059-61 JOSEPH DR., UNIT A/C3/CR

- 5,350 SF
- 1,300 SF Offices
- 16' - 17' Ceiling in Warehouse
- 1 Drive-in Door (12' x 14')
- Warehouse structure can be removed
- Heavy Power
- Kitchenette
- 10% Air Conditioning
- Date Available: Immediately
- Real Estate Taxes: 2023 Base Year
- Landscaping & Maintenance: 2023 Base Year
- Lease Rate: \$10.50/SF MG



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