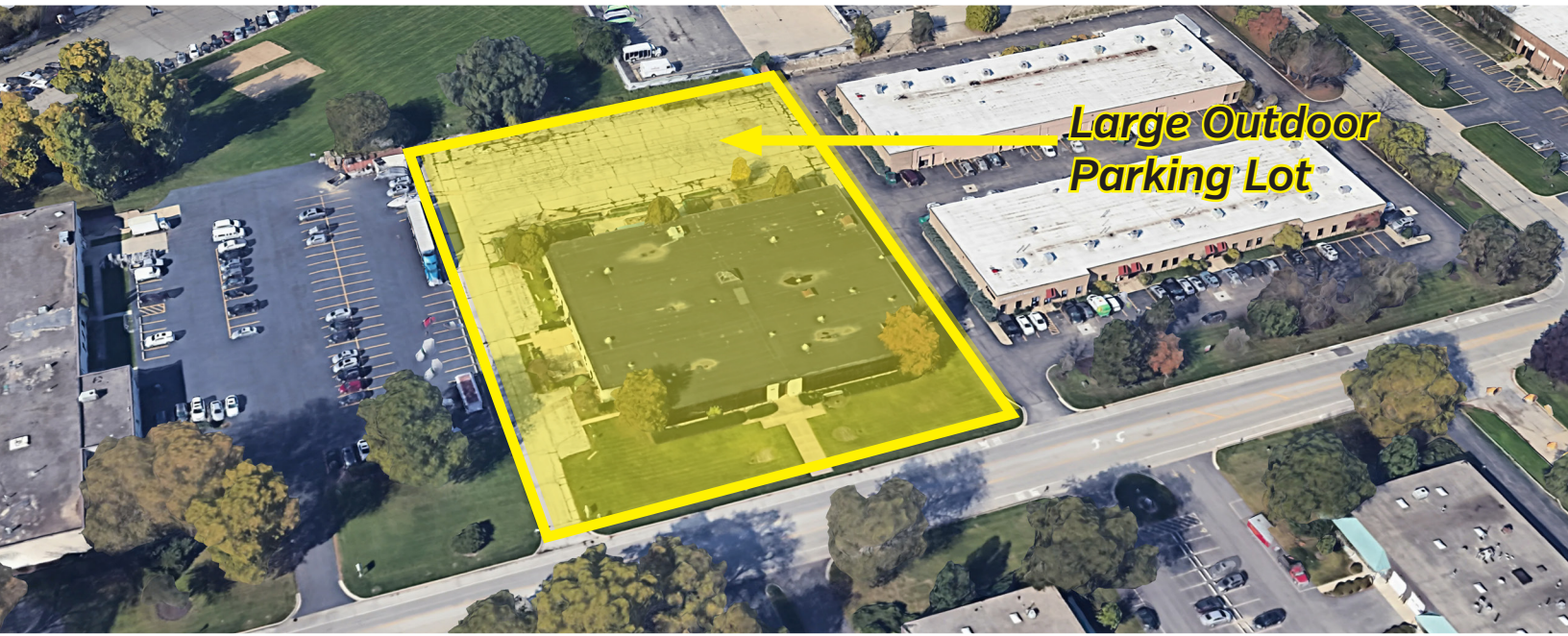




31,600 SF INDUSTRIAL FOR SALE
BUILDING ON 2.4 ACRE LOT
404 WASHINGTON BLVD | MUNDELEIN, IL



PRESENTED BY



Your SVN Suburban
NEXT LEVEL TEAM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
PRICE / SF:	\$61.71
TAXES:	\$1.12
BUILDING SIZE:	31,600 SF
LOT SIZE:	2.4 Acres
APN:	11-30-401-014 11-30-401-054
CEILING HEIGHT:	11'5-12'
POWER:	1400A/480 V
ZONING:	M-1
SUBMARKET:	Far North Suburbs

PROPERTY OVERVIEW

404 Washington Blvd is a 31,000 SF well-maintained industrial building featuring a large parking lot approved for outside storage and truck parking. The building consists of 21% office and the remainder warehouse with a loading dock (depressed with leveler), drive-in-door (10'), and heavy power. The property is conveniently 4.5 Miles from the I-94 & Townline Road four-way interchange. Strong access via local thoroughfares such as Hawley / Route 176, Lake Street, Route 45, Route 60, and Route 83. The building can be fully occupied by an owner-user or divided into smaller units for additional income.

PROPERTY HIGHLIGHTS

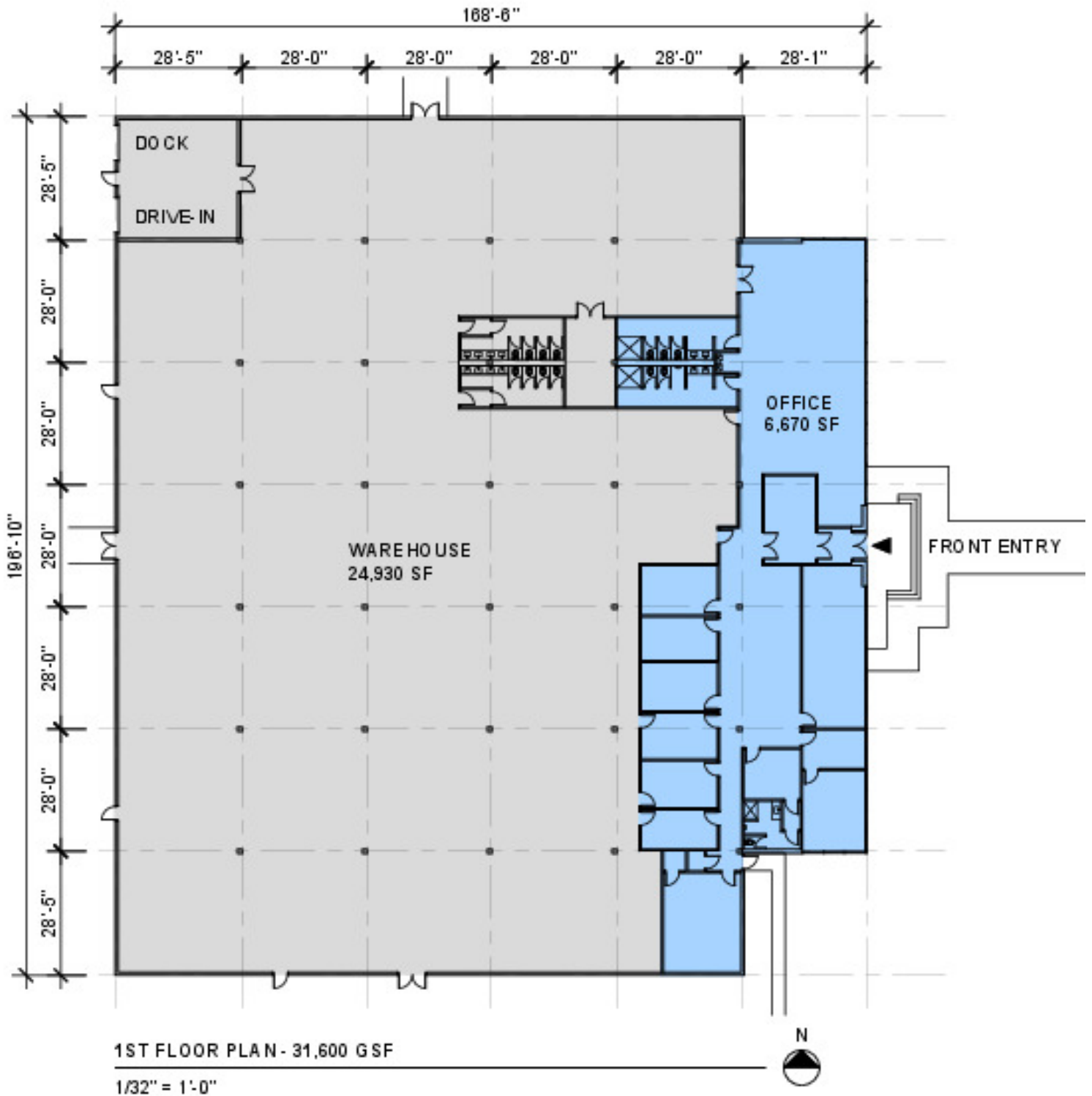
- Very Large Outdoor Parking Area - Ideal for Truck or Outdoor Storage
- Low Lake County Property Taxes
- 28' Column Spacing
- Located in 2nd largest municipality in Lake County

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SITE PLAN



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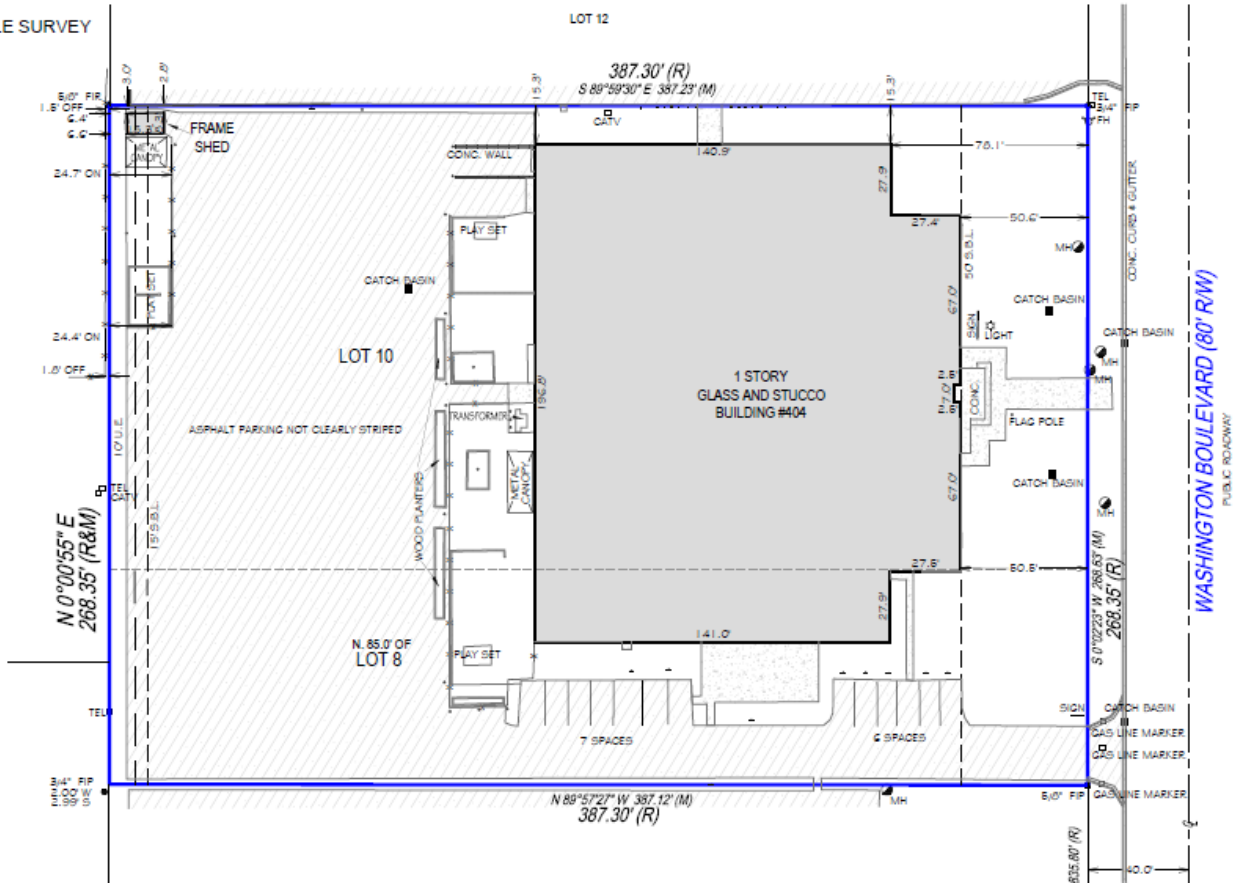
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PROPERTY SURVEY

2211.1033
ALTA/NSPS LAND TITLE SURVEY
LAKE COUNTY

PARCEL ID#
11-30-401-010

PARCEL ID#
11-30-401-011



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LOCATION MAPS

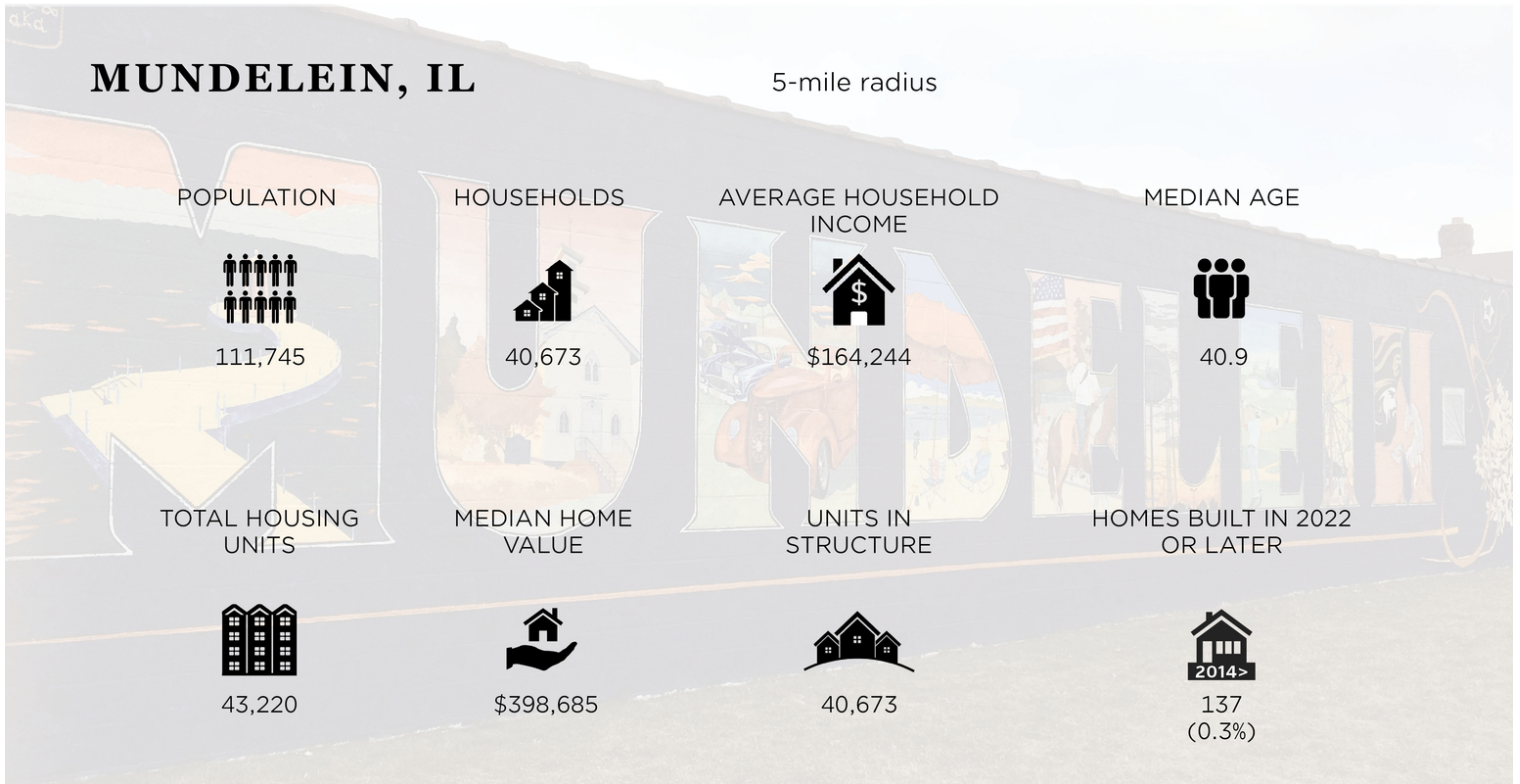


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MUNDELEIN DEMOGRAPHICS



TOTAL ANNUAL CONSUMER EXPENDITURE

HOUSEHOLD



\$4.15 B

MONTHLY HOUSEHOLD EXPENDITURE



\$8,497

RETAIL



\$1.94 B

NON-RETAIL



\$2.21 B

DAYTIME DEMOGRAPHICS

BUSINESSES



5,432

EMPLOYEES



95,126

WHITE COLLAR WORKERS



42,678 (72.7%)

TOTAL LABOR FORCE



89,161

UNEMPLOYMENT RATE



1,600 (1.8%)

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