

US Route 12 & Bonner Rd, Wauconda, IL

Available: +/- 12,400 SF



FOR LEASE/FOR SALE: 2.33-Acre Parcel w/ Rt. 12 Exposure (Divisible)

AVAILABLE: +/- 12,400 SF

OFFICE: +/- To-Suit

LOADING: 4 Drive-In Doors

CEILING HEIGHT: 14'-16'

POWER: Heavy Power

PARKING: Ample

ZONING: I-1 (Light Industrial)

LEASE RATE: Subject to Offer

SALE PRICE: Subject to Offer

Property Details:

- **High-Visibility Frontage:** Over 200 ft of frontage on US Route 12
- **Prominent Corner:** Traffic Light with Easy Access
- **Strong Traffic Counts:** 33,199 VPD
- **Versatile Zoning:** Ideal for Industrial, Retail, etc.
- **Business-Friendly Municipality**

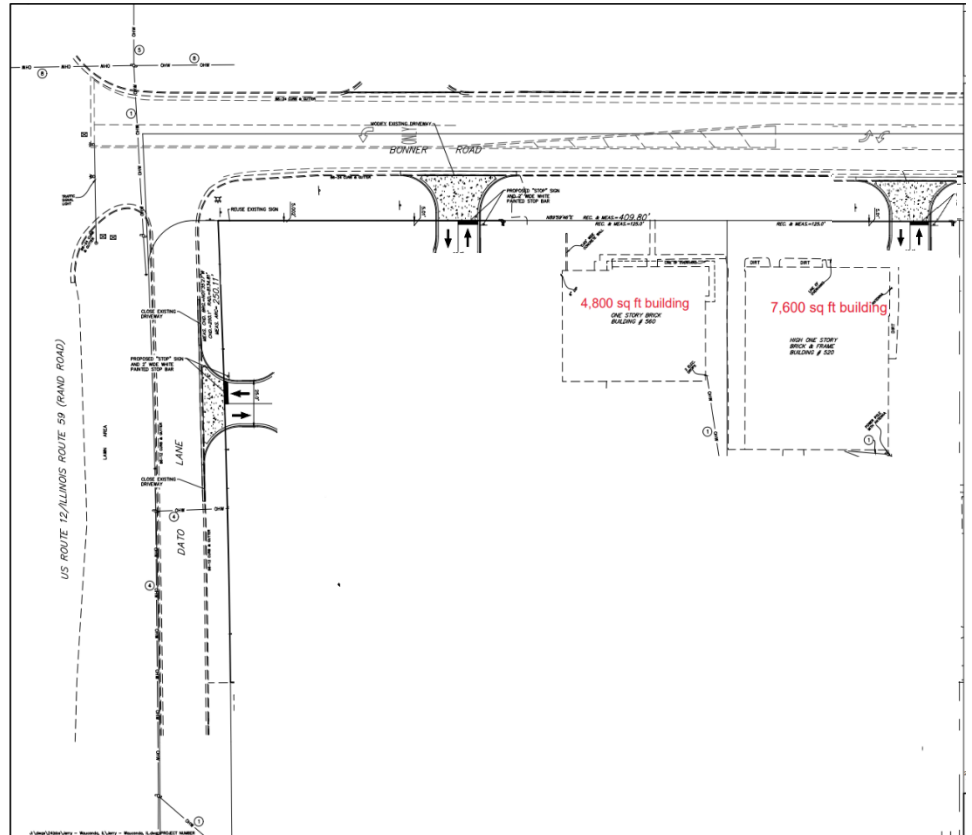


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SITE PLAN



Property Highlights



Mixed Use Opportunities
(Industrial, Retail, etc.)



Heavy Power Infrastructure



Multiple Drive-In Doors



Outside Storage Permitted

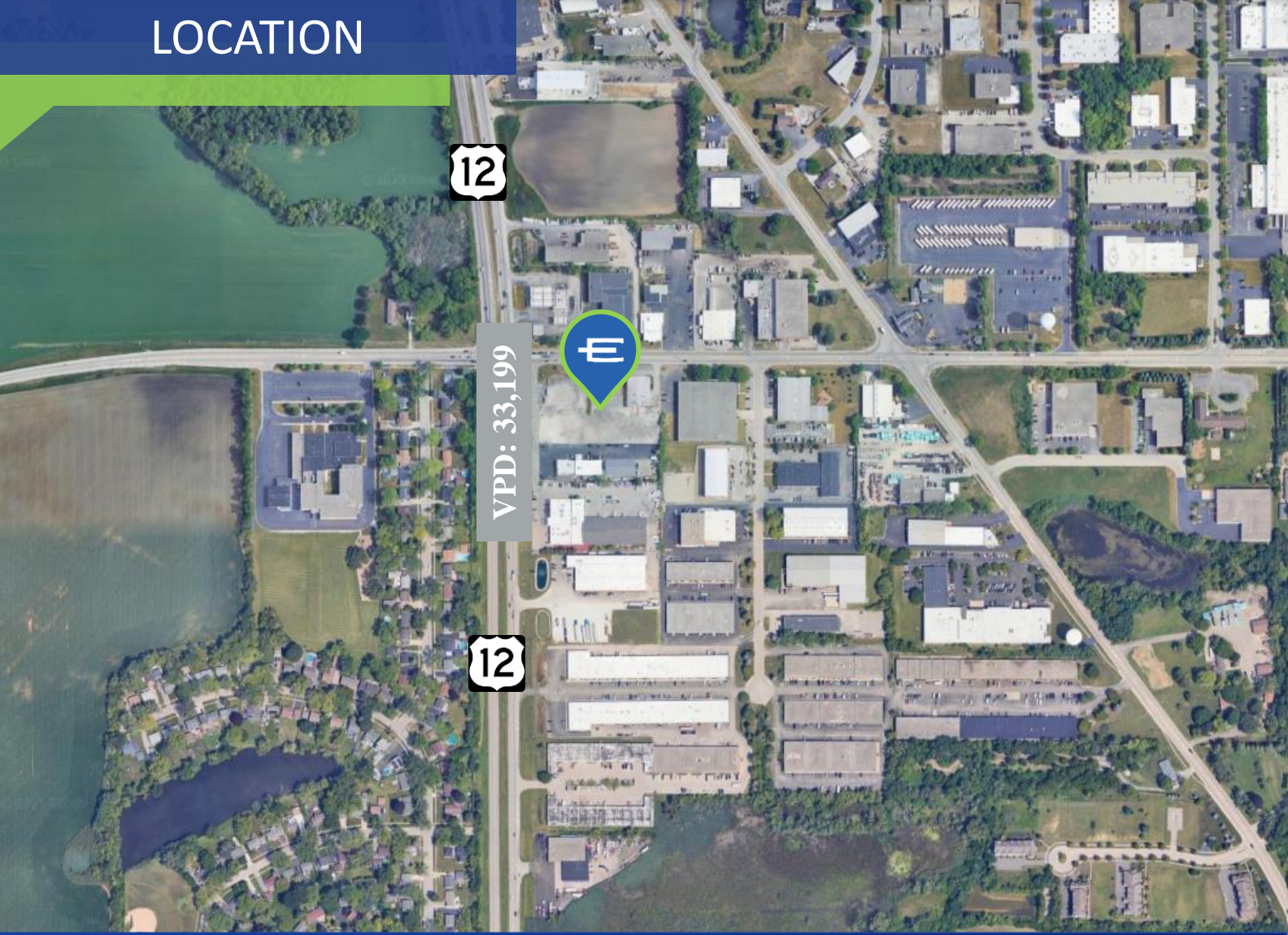
ENTRE
Commercial Realty LLC

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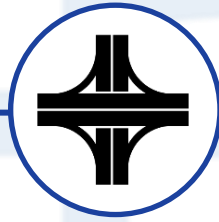
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LOCATION



**Low Lake
County Taxes**



**High-Visibility
Frontage w/ Direct
Access to Rt. 12**



**Business Friendly
Municipality**



**Strong Labor
Pool**