

FOR LEASE:

8,000 Sq. Ft. Office/Warehouse

1355 Wilhelm Road • Mundelein • IL 60060



PROPERTY HIGHLIGHTS:

BUILDING SIZE: 32,346 Sq. Ft.

BUILDING TYPE: Industrial Office/Warehouse, Class C
Multiple Tenancy

BUILDING CONSTRUCTION: Masonry/Brick & Block

YEAR BUILT: 1986

ZONING: M-1 Mundelein

PIN: 15-05-103-013

LOT SIZE: 2.1 Acres/91,476 Sq. Ft.

WAREHOUSE AREA: +/- 7,000 Sq. Ft.

OFFICE AREA: +/- 1,000 Sq. Ft.

LOADING: 2 Drive-In Doors 10' W x 12' H, 1 Ext. Dock/Leveler

CEILING HEIGHT: 19'-6" in Warehouse

POWER: 600 Amps, 208/240 Volt 3-Phase Heavy Power

HVAC: Gas Forced Air, Office Only

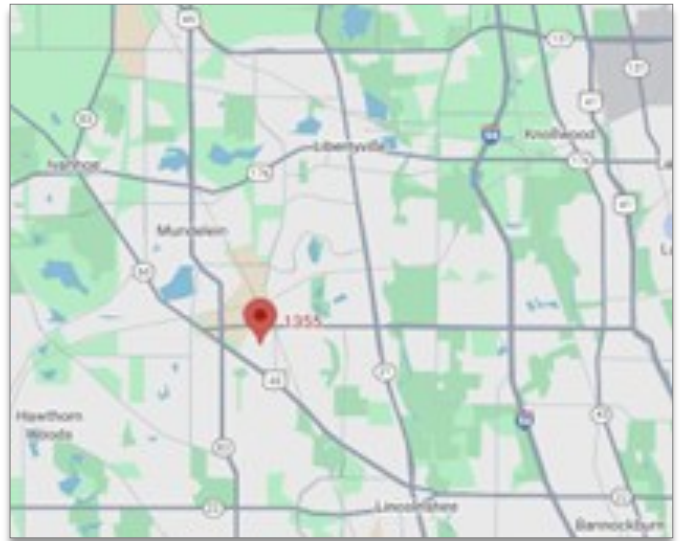
PARKING: Ample, 29 Parking Stalls

FIRE PROTECTION: Sprinklered, Wet

BASE RENT: \$11.00 Sq. Ft. Modified Gross/\$7,333.00 per Month

TERM: Negotiable

AVAILABLE: Immediately



[Google Maps Link](#)

DIRECTIONS: RT-60 to Butterfield Rd., south to Armour Blvd., west to Reidel Rd., south to 1355 Wilhelm Rd.

COMMENTS: Easy access to I-94, close to many businesses and restaurants on Townline Road (RT-60).

This prime office/warehouse is located in a much sought after location. Very well maintained building, great distribution space, clean warehouse, and fresh office area.

Contact: Ken Eichelberger @ 847-533-7144 (Cell) / jcf.ike@sbcglobal.net

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131 West Park Avenue • Libertyville • IL • 60048

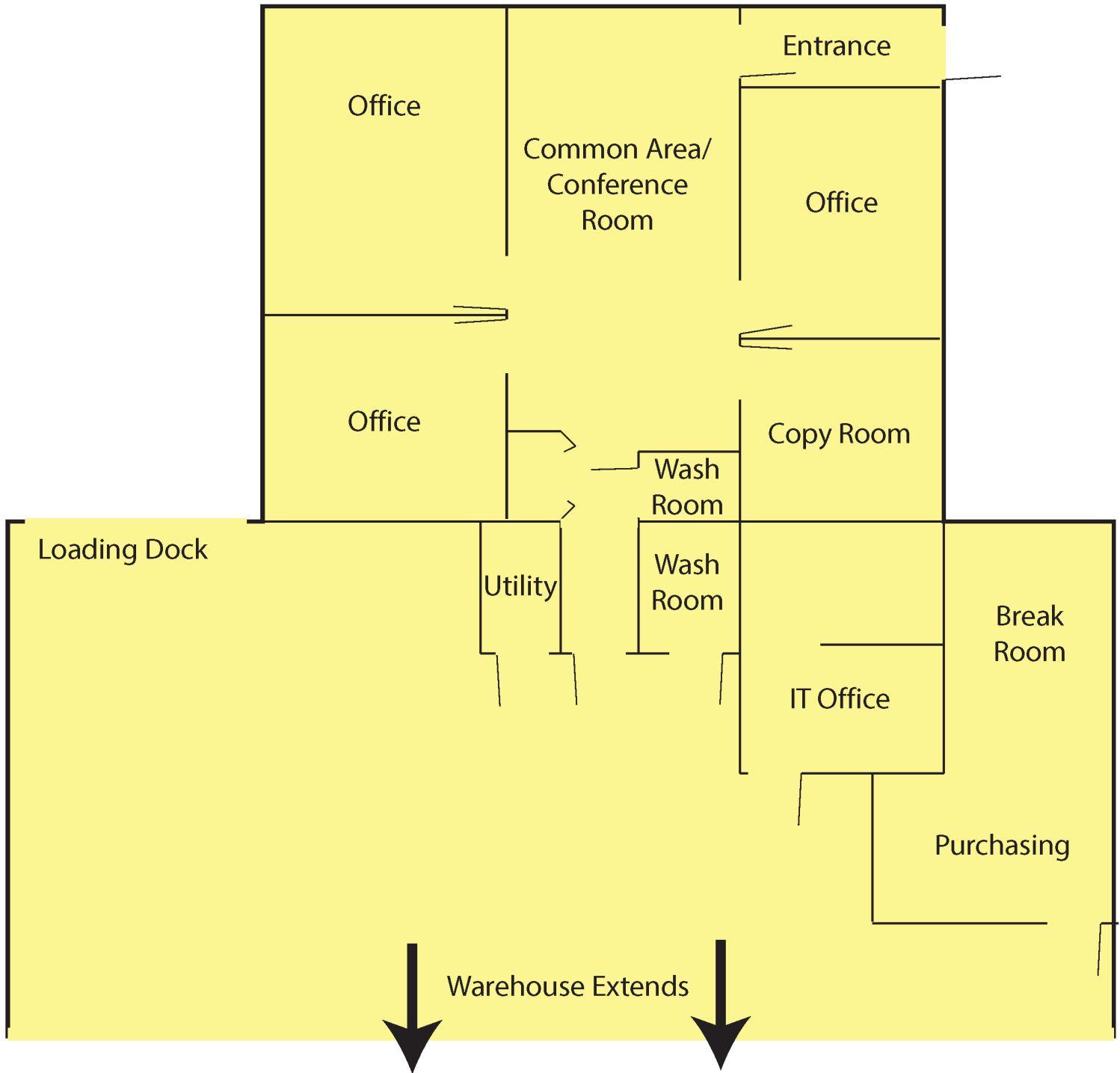
www.jcforneyrealty.com

Office: (847) 362-2000

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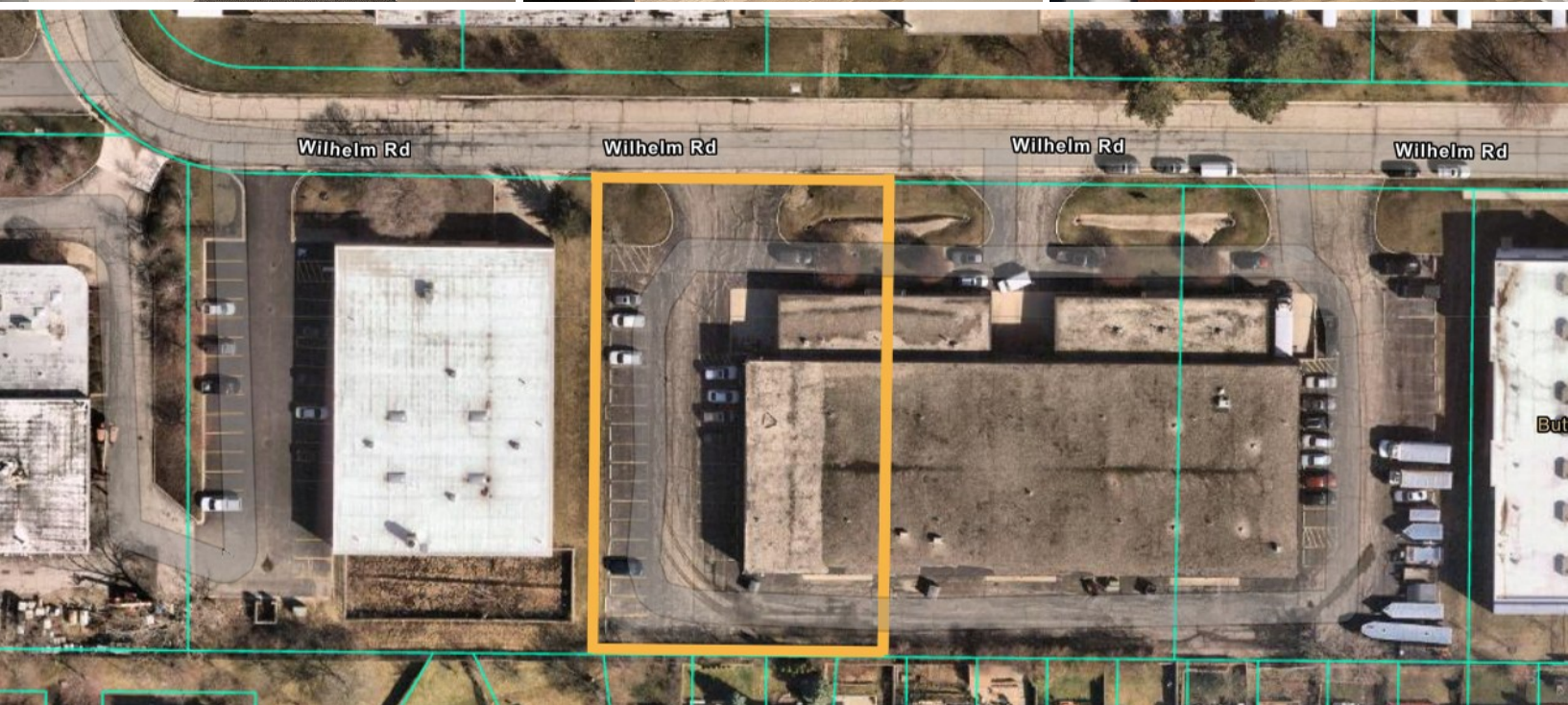
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