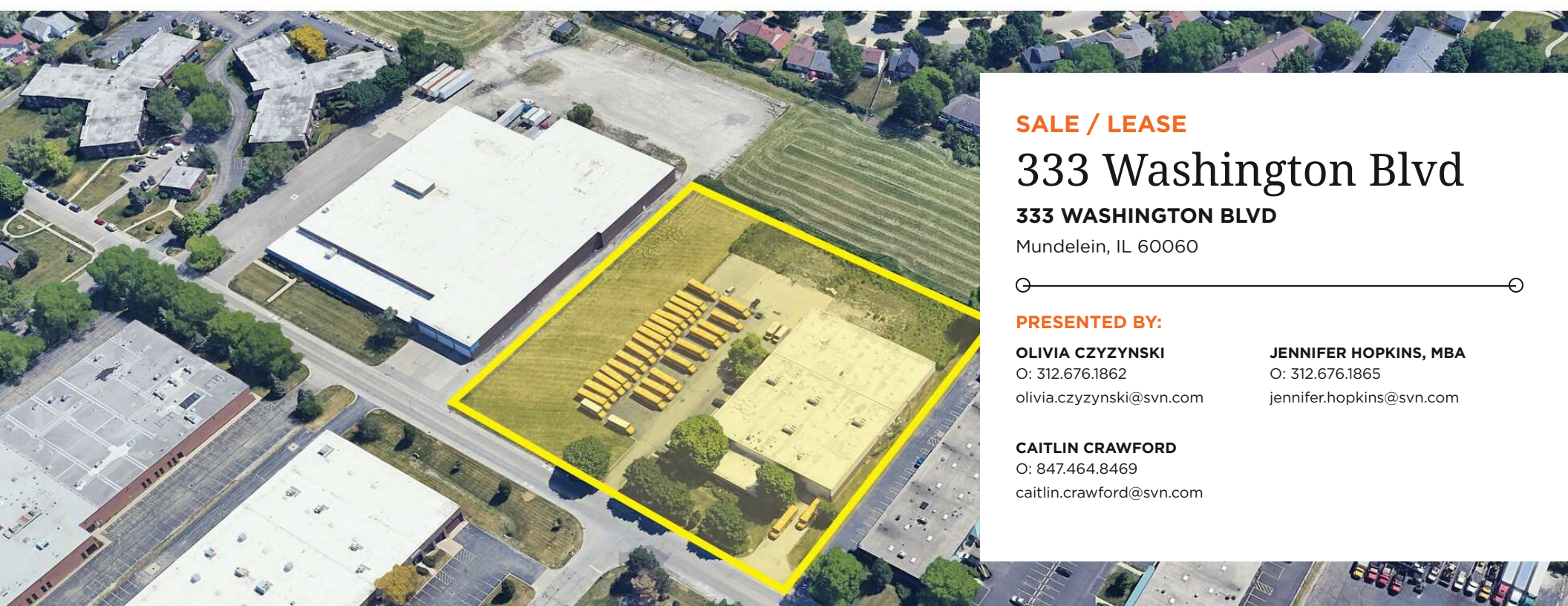


# INDUSTRIAL For Sale or Lease

32,855 SF ON 4.02 AC



**SALE / LEASE**

## 333 Washington Blvd

**333 WASHINGTON BLVD**

Mundelein, IL 60060

**PRESENTED BY:**

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

333 Washington is a 32,855 SF single-tenant building located just north of Allanson Road, minutes from Route 60 (Townline Road and Butterfield Road). The facility is fully air-conditioned, has a reinforced concrete foundation with masonry and steel walls and brick and metal panel exterior, and both parking and building are expandable. The building has a large fenced area with potential for trailer parking, heavy car parking, or outside storage.

The property is conveniently 4.5 Miles from the I-94 & Townline Road four-way interchange and 26 miles to O'Hare International Airport. Easy access via local thoroughfares such as Hawley / Route 176, Lake Street, Route 45, Route 60, and Route 83.

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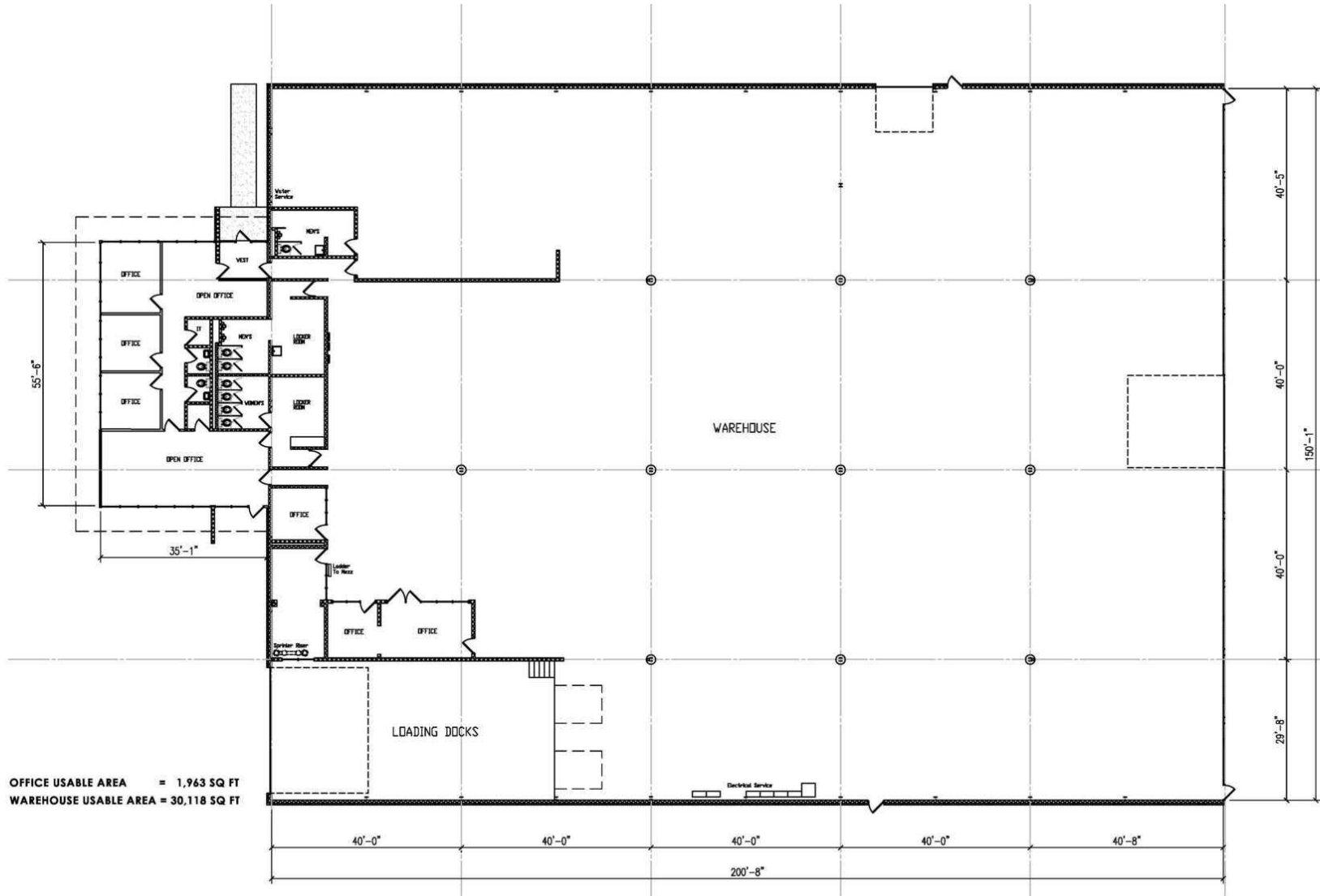
## OFFERING SUMMARY & HIGHLIGHTS

<b>SALE PRICE:</b>	\$3,250,000
<b>LEASE RATE:</b>	\$12.50 SF/yr (MG)
<b>AVAILABLE SF:</b>	32,855 SF
<b>OFFICE SF:</b>	2,500 SF
<b>YEAR BUILT:</b>	1969
<b>LOT SIZE:</b>	4.02 Acres
<b>ZONING:</b>	M-1
<b>APN:</b>	11-30-403-004
<b>2023 TAXES (PAYABLE IN 2024):</b>	\$49,720.89
<b>CEILING HEIGHT</b>	18' Clear
<b>LOADING:</b>	2 Interior Docks 2 Drive-in Doors
<b>POWER:</b>	2,000 amps @240 volts; 600 amps @480volt
<b>PARKING:</b>	95 Surface Spaces 43 Trailer Stalls
<b>ROOF:</b>	EPDM rubber membrane roofing system

# FLOOR PLAN

333 WASHINGTON BLVD

MUNDELEIN, ILLINOIS

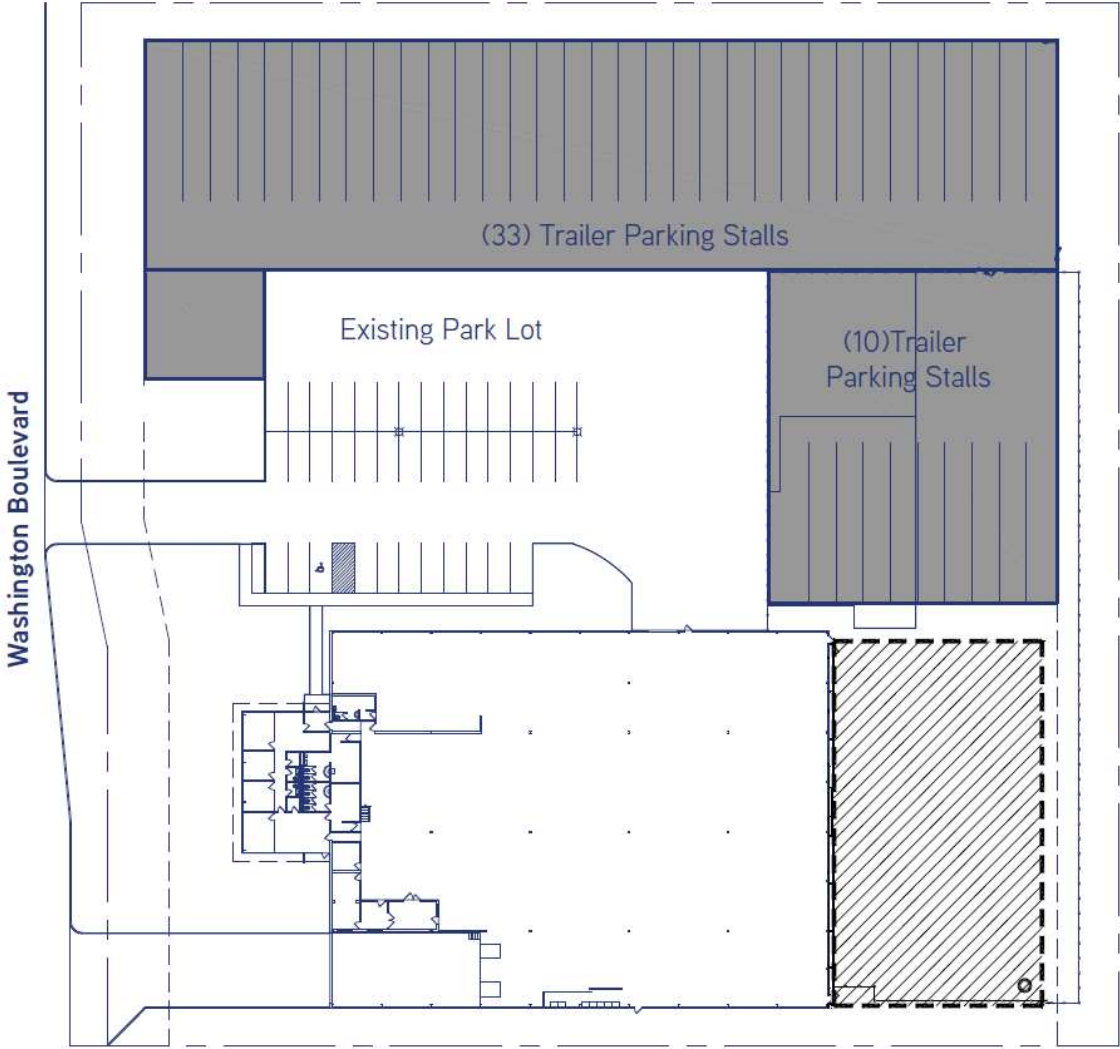


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# PROPERTY SITE PLAN

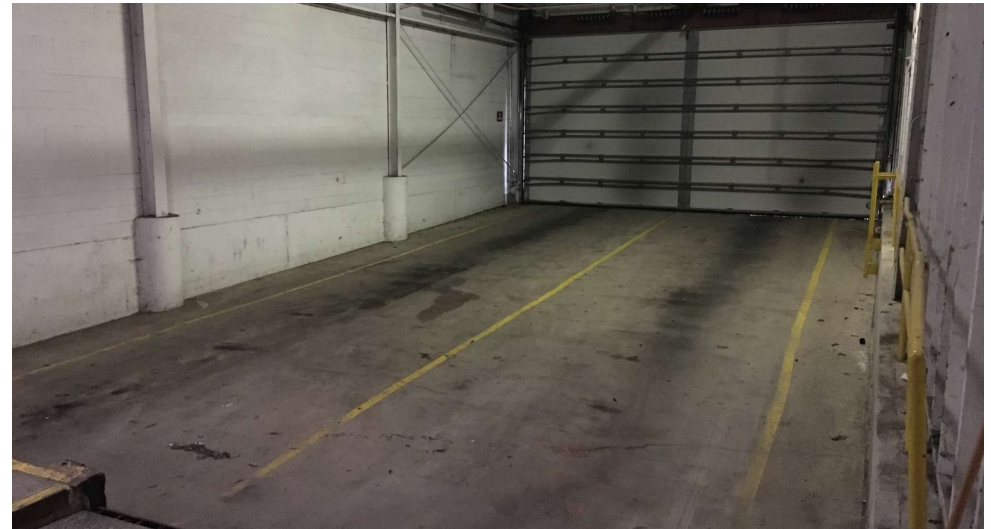


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## ADDITIONAL PHOTOS



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

1 MILE 3 MILES 5 MILES

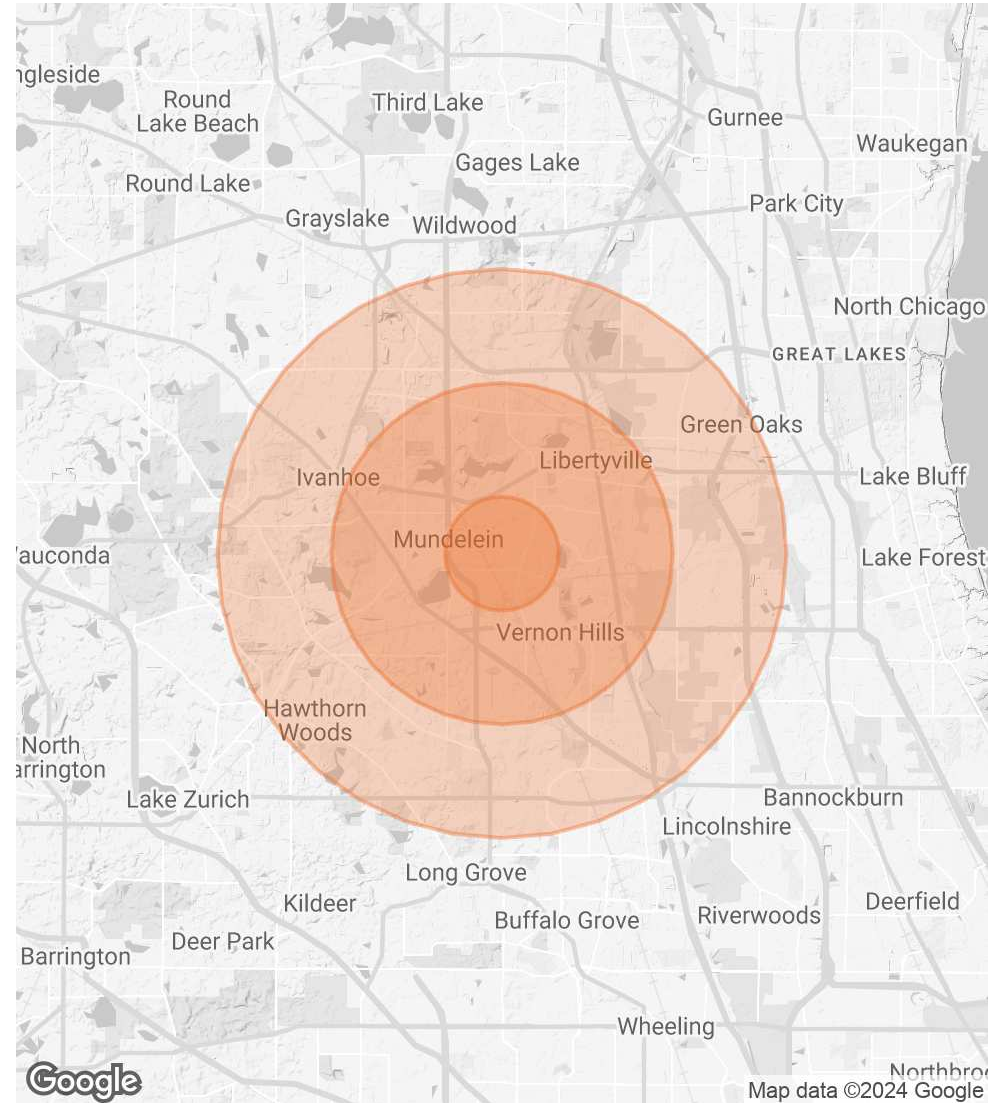
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	11,855	75,419	114,107
<b>AVERAGE AGE</b>	38	41	42
<b>AVERAGE AGE (MALE)</b>	37	40	41
<b>AVERAGE AGE (FEMALE)</b>	39	42	43

## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,037	27,970	41,775
<b># OF PERSONS PER HH</b>	2.9	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$147,748	\$164,936	\$185,537
<b>AVERAGE HOUSE VALUE</b>	\$370,355	\$455,698	\$522,297

Demographics data derived from AlphaMap



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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