

OFFERING

333 WASHINGTON BLVD
MUNDELEIN, IL 60060

CONTACT US TODAY:

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Owen Wagener & Co.

37 Sherwood Terrace

Suite 122

Lake Bluff, IL 60044

www.owenwagener.com

**SINGLE-TENANT
INDUSTRIAL | FLEX**



**ON 4.02
ACRES!**

SPECS:

- OPEN WAREHOUSE W/ NATURAL LIGHT
- EXCELLENT LOADING W/ 2 DOCK DOORS & 2 DID'S
- HEAVY POWER | 2,000 AMPS @ 240 VOLTS | 600 AMPS @ 480 VOLTS
- LARGE FENCED LOT | FLEET PARKING
- MINUTES TO I-94, ROUTE 45 & 176

Building Size:

32,855 SF

Office size:

2,500 SF

Lot Size:

4.02 Acres

Description:

Single-Tenant Industrial | Flex

Year Built:

1969

Parking:

95 Surface Spaces | 43 Trailer Stalls

APN:

11-30-403-004

2023 Taxes:

\$49,720.89

Ceiling Height:

18' Clear Height

Loading:

2 Dock Doors, 2 Drive-in Doors

Zoning:

M-1

Roof:

TPO Roof Membrane

Lease Rate:

\$9 - \$10 NNN

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to changes of price and terms, prior sale or lease, all without notice.



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& CO.

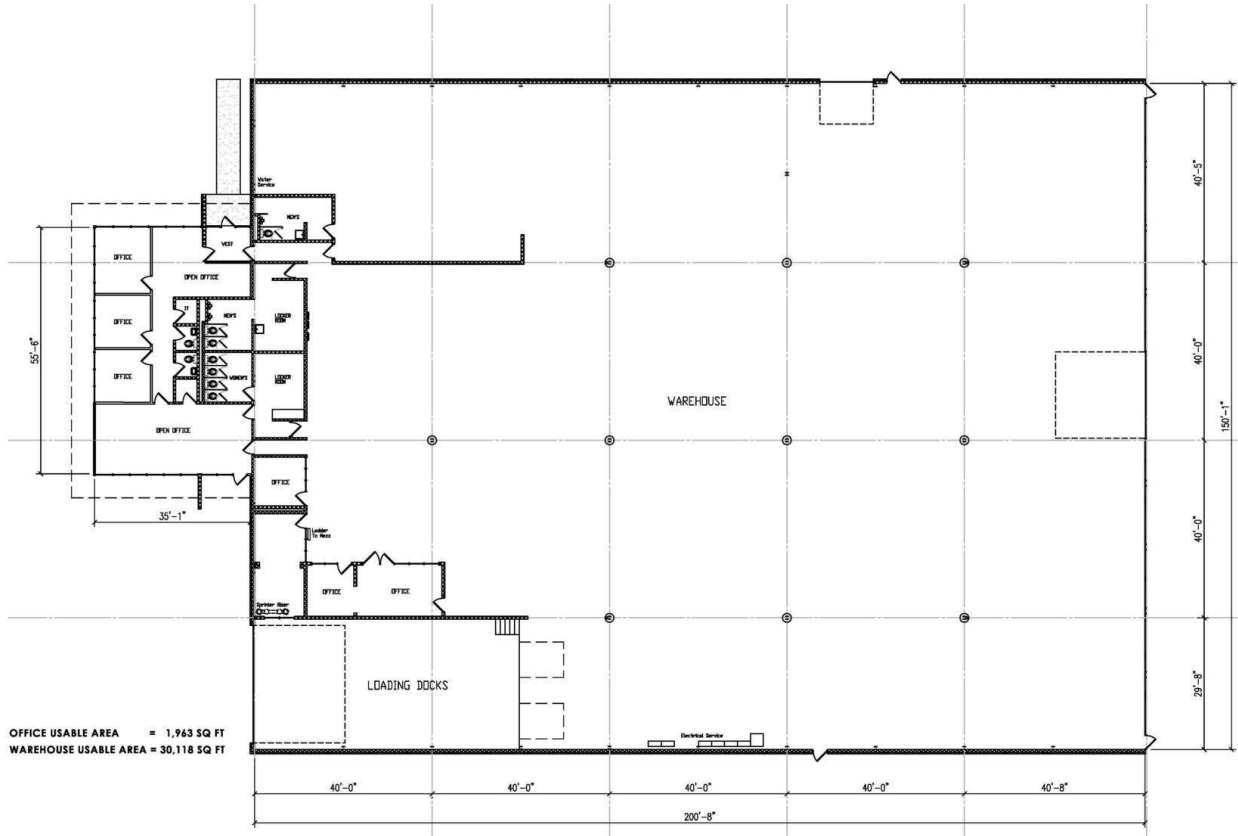
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FLOOR PLAN



Goss-Group Architects 3008 Central Street Suite 200 Evanston, IL 60201 847.475.1350 greg@goss-group.com



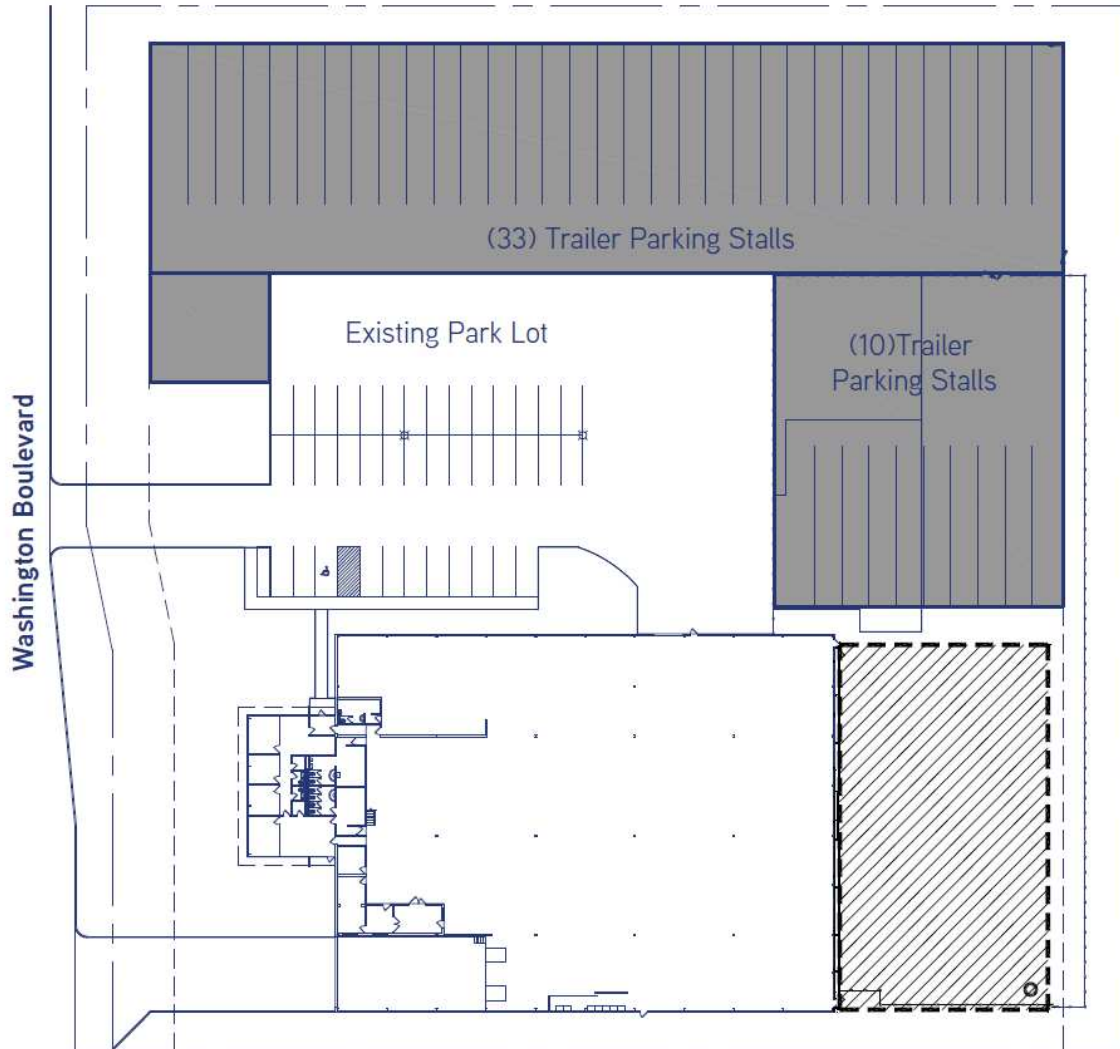
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SITE PLAN



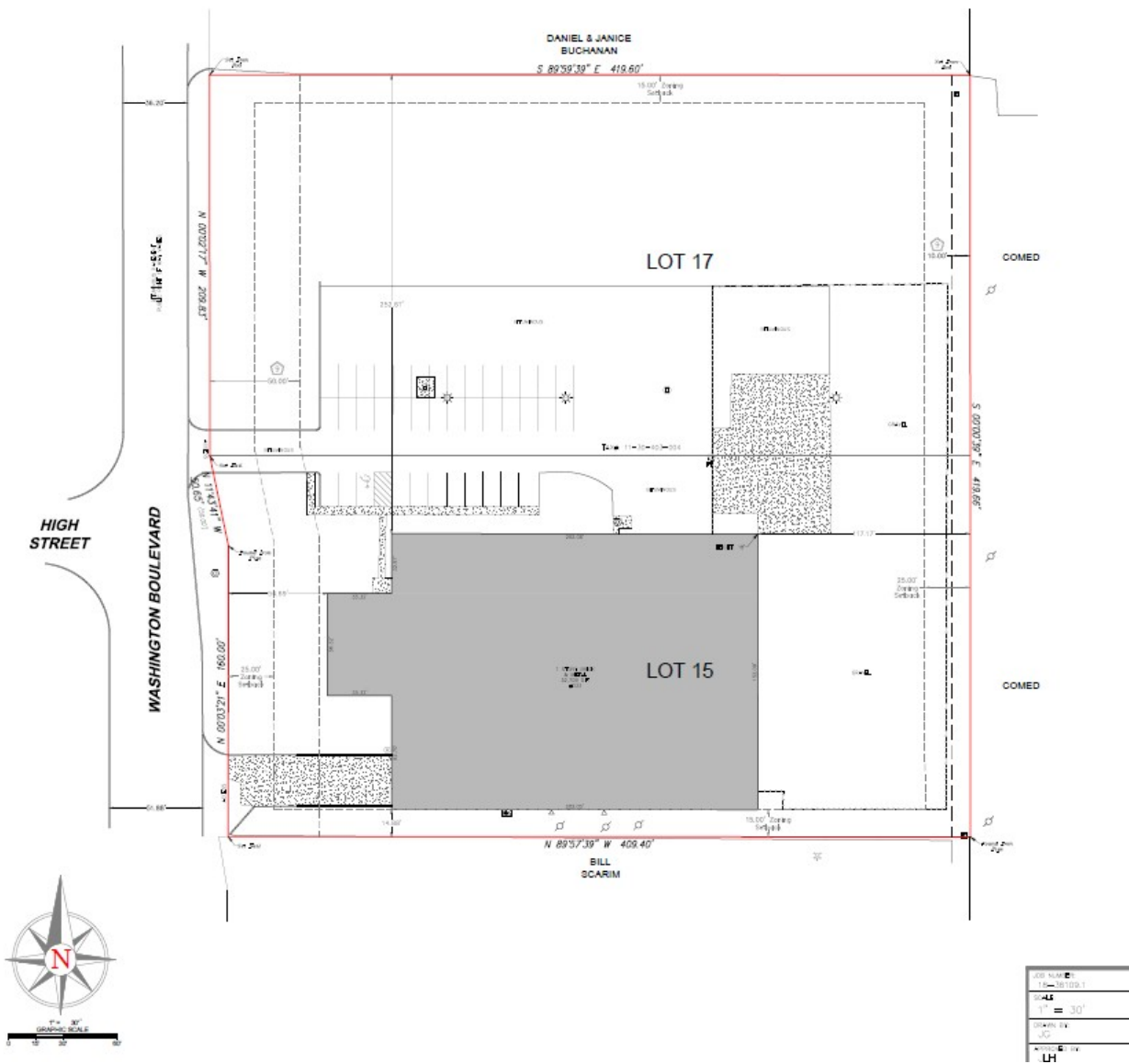
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SURVEY



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