

1001 N. Old Rand Road, Suite 101, Wauconda, IL

Available: 5,200 SF



FOR SALE/FOR LEASE: Flex Condo with Private Drive-In Door

AVAILABLE: 5,200 SF

OFFICE: +/- 3,960 SF

CAR PARKING: 1.35/1,000 SF

LOADING: 1 Drive-In Door

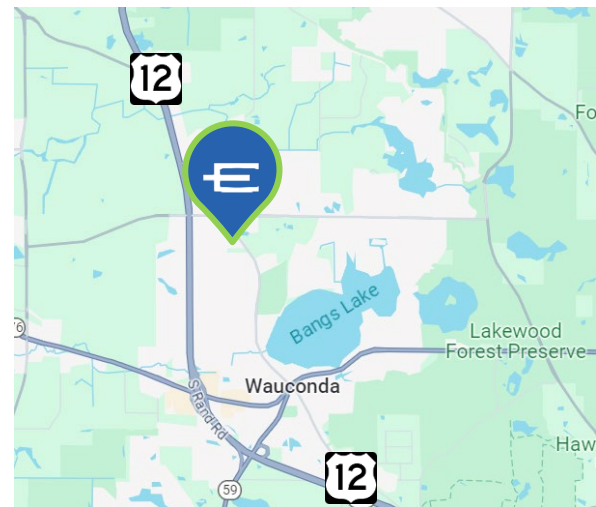
CLEAR HEIGHT: 14'

ZONING: Light Industrial

POWER: 200 Amp/240 Volt/3 Phase

LEASE RATE: \$11.00 PSF MG

SALE PRICE: \$520,000 (\$100 PSF)



SCAN FOR LISTING



ENTRE
Commercial Realty LLC

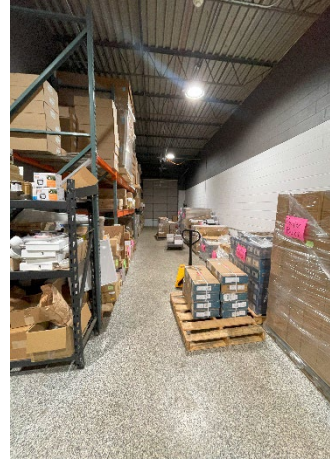
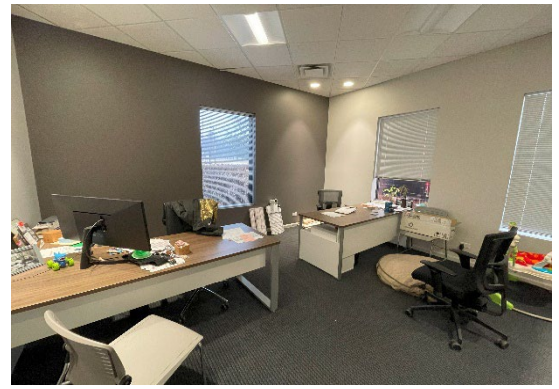
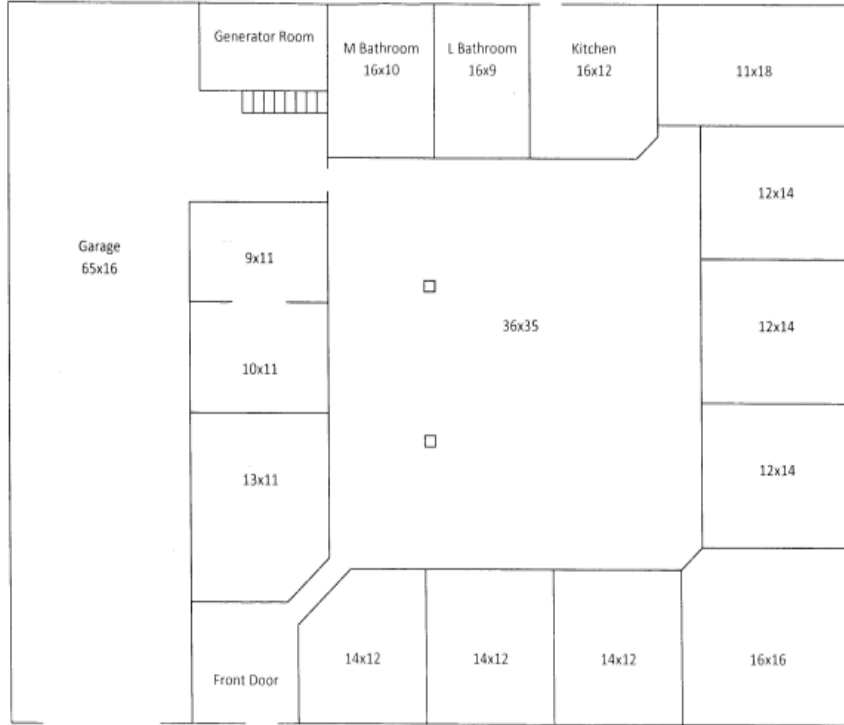
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FLOOR PLAN



Facility Highlights



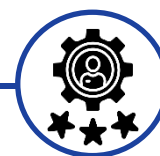
**Newly Renovated
Offices**



**Ample
Parking**



**Private
Drive-In Door**



**Professional
Business Park**

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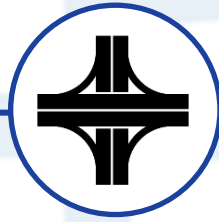
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LOCATION



**Low Lake
County Taxes**



**Minutes From
Rt. 12**



**Business Friendly
Municipality**



**Strong Labor
Pool**