

1414 Jacobson Drive, Waukegan IL



INCLUDES NEW FULLY FENCED CONCRETE YARD

FOR SALE OR LEASE: 40,000-86,600 on 5.7 Acres

BUILDING SIZE: +/-40,000-86,597 SF

OFFICE: 3,400 SF

LOT SIZE: 5.68 Acres

LOADING: 8 Docks (4 New); 8 Large Drive-In Doors (8 New), & 2 Door Garage Area

CEILING HEIGHT: 17'-22.7' Clear

ZONING: I-1 Zoning

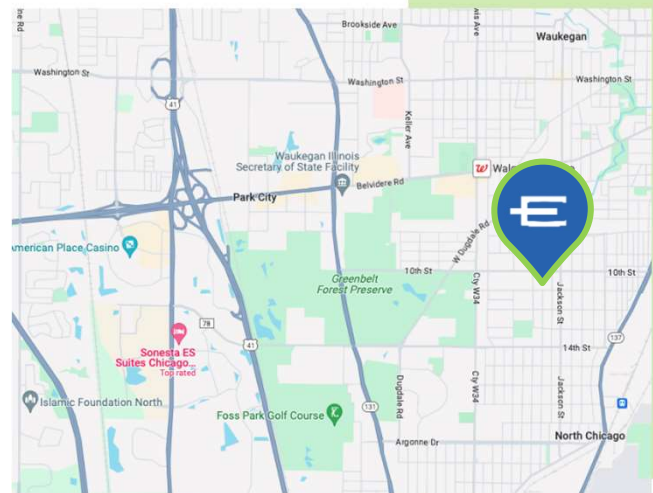
POWER: 2000 Amps

REAL ESTATE TAXES: \$1.15 PFS

PARKING: 90+ Cars/50+ Trailers

LEASE RATE: \$8.25 Modified Gross

SALE PRICE: \$5,995,000 (\$69.22 PSF)



SCAN FOR LISTING



ENTRE
Commercial Realty LLC

Brian Bocci, SIOR

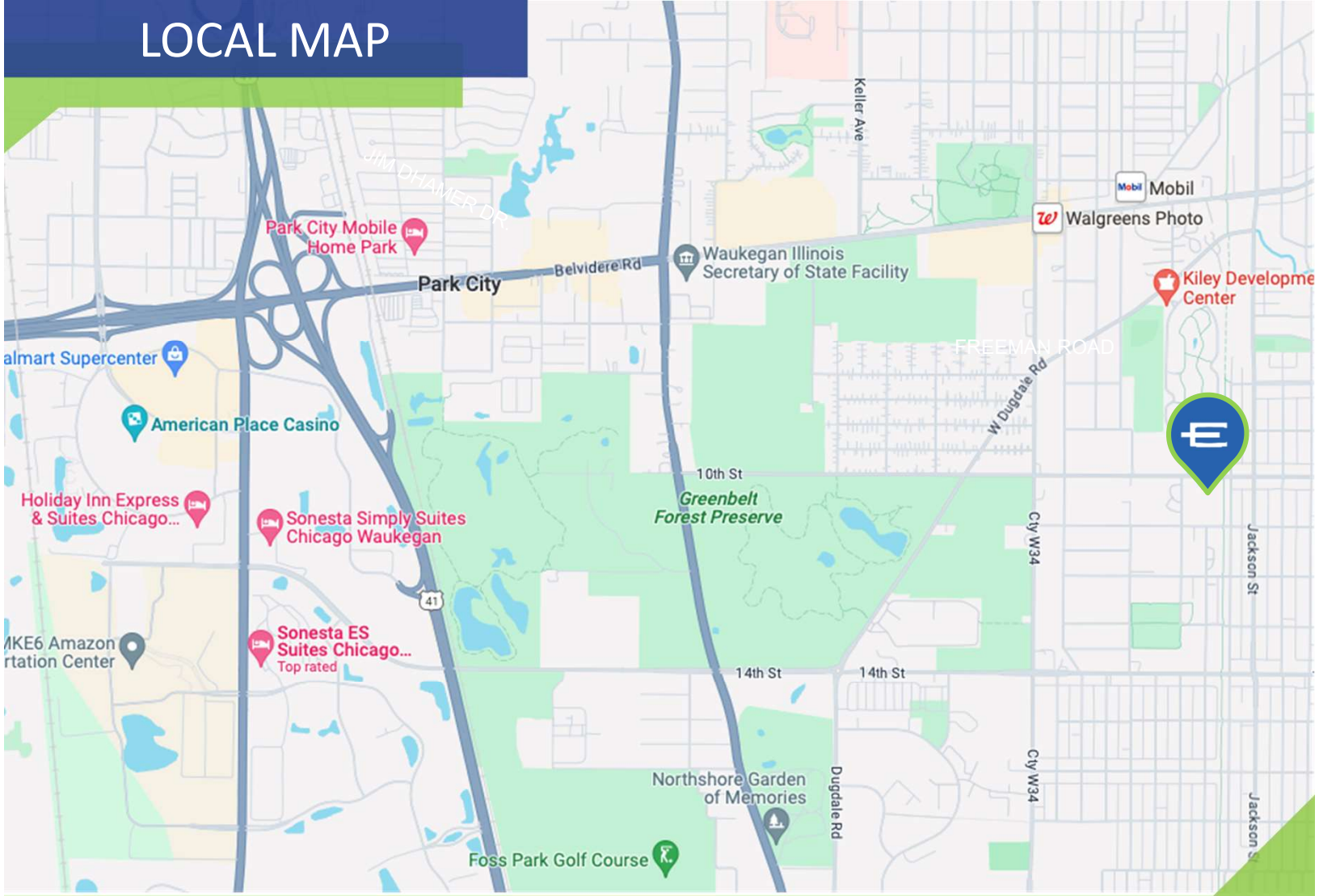
847-310-4296

bocci@entrecmercial.com

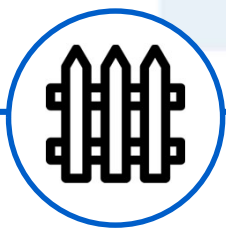
AERIAL/PHOTOS



LOCAL MAP



SCAN FOR MAP VIEW



Fully Fenced

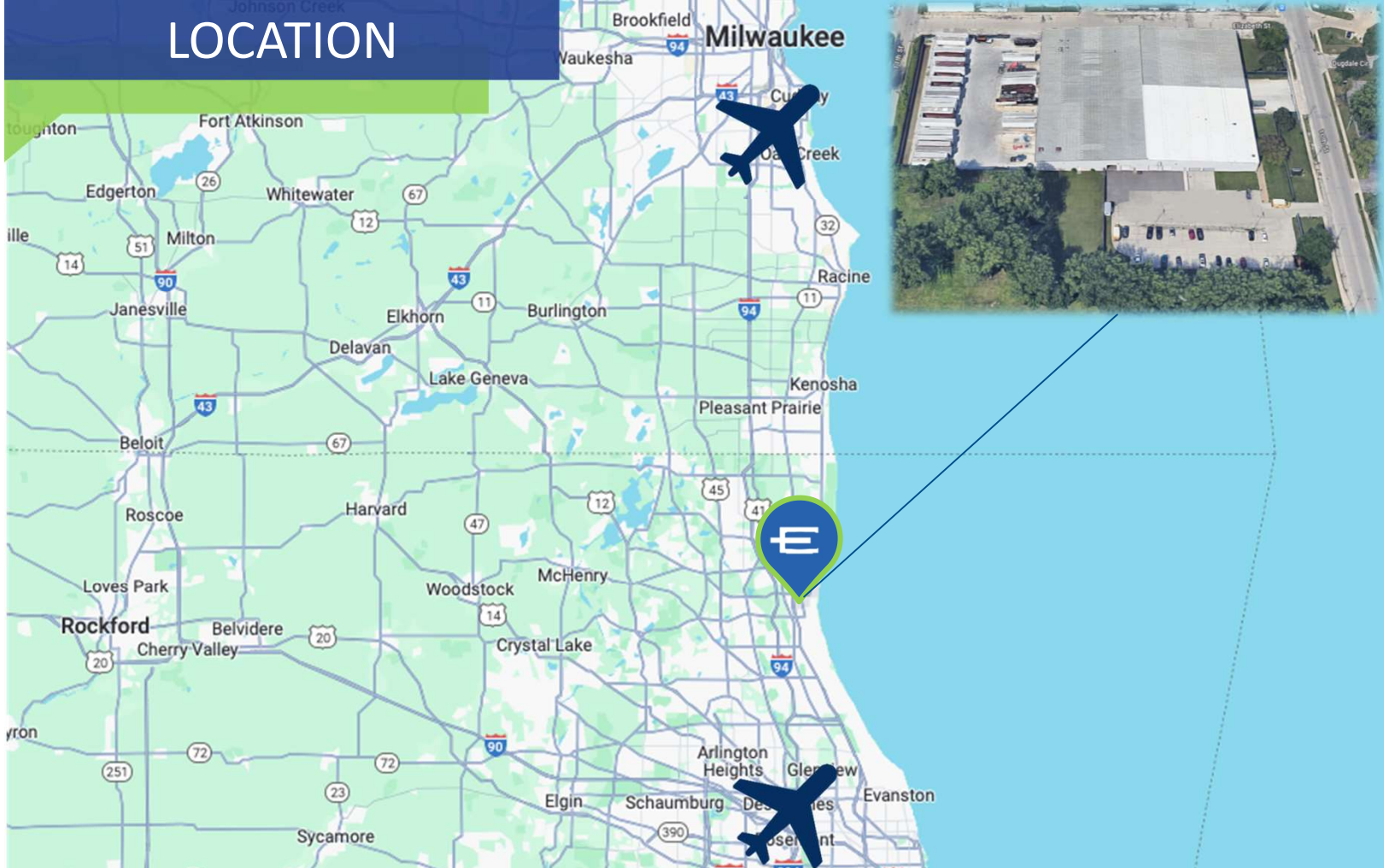


**Lower Lake
County Taxes**

ENTRE
Commercial Realty LLC

Brian Bocci, SIOR
847-310-4296
bbocci@entreccommercial.com

LOCATION



1414 Jacobson Drive, Waukegan

Features:

Large New Paved Truck Lot, Fully Fenced, Brand New Drive-In Doors & Docks, Lower Lake County Taxes, Divisible, Triple Basins



**47 Miles from
Milwaukee
Airport**



**32 Miles from
O'Hare Intl
Airport**