



1655 Wood Street, Round Lake Beach, IL

**COMPASS**



**Mike Wolson**  
Real Estate Broker

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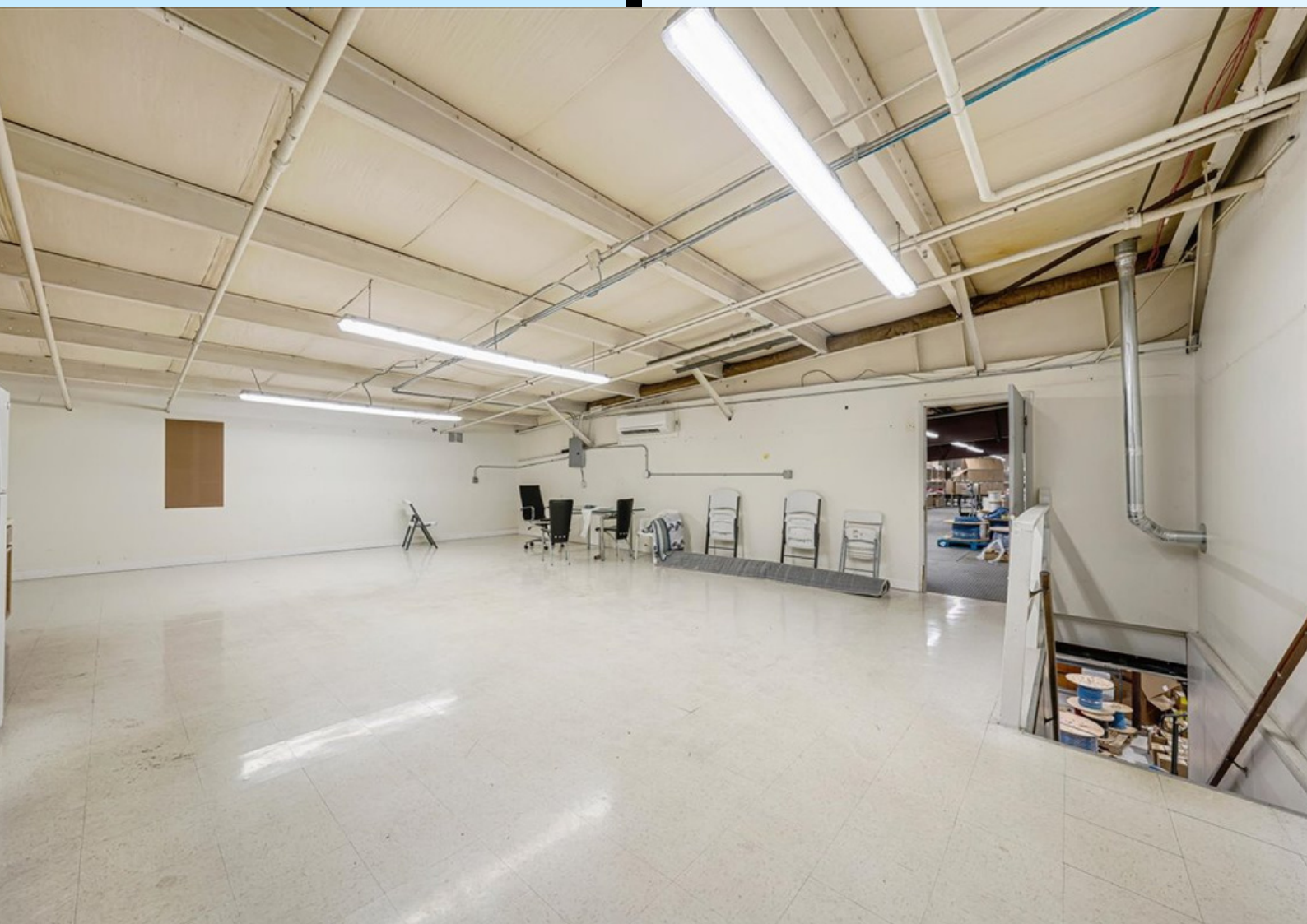
# 1655 Wood St. , Round Lake Beach, IL

1655 Wood Street is located in close proximity to Rollins Road and Rt. 83 in Round Lake Beach, IL.

This property is well suited for an owner operator. The building specifics are as follows:

- 16,000 SF Total
- 1 Acre lot
- 17 parking spaces, can be restripped to 30+
- 1 Drive In
- 20' Clear height
- 3, 185 SQ Office space
- Zoning I-1
- 2017-2020 New LED Lighting
- 2017 new sheet rock and ceilings
- 2017 4 new AC/Heat air handlers
- 2019 upsized to 800 a/ 120-208v 3p
- 2023 new 16 camera video surveillance













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