

FOR SUBLEASE

1040-1060 High Street

Mundelein, IL

UNITS 1040 & 1050
40,007 SF

MARC SAMUELS
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PROPERTY FEATURES



1040-1060 HIGH STREET



- Sublease through May 2025
- Low Lake County Taxes
- Located 5.5 Miles from I-94 (Route 60 features a four-way interchange)

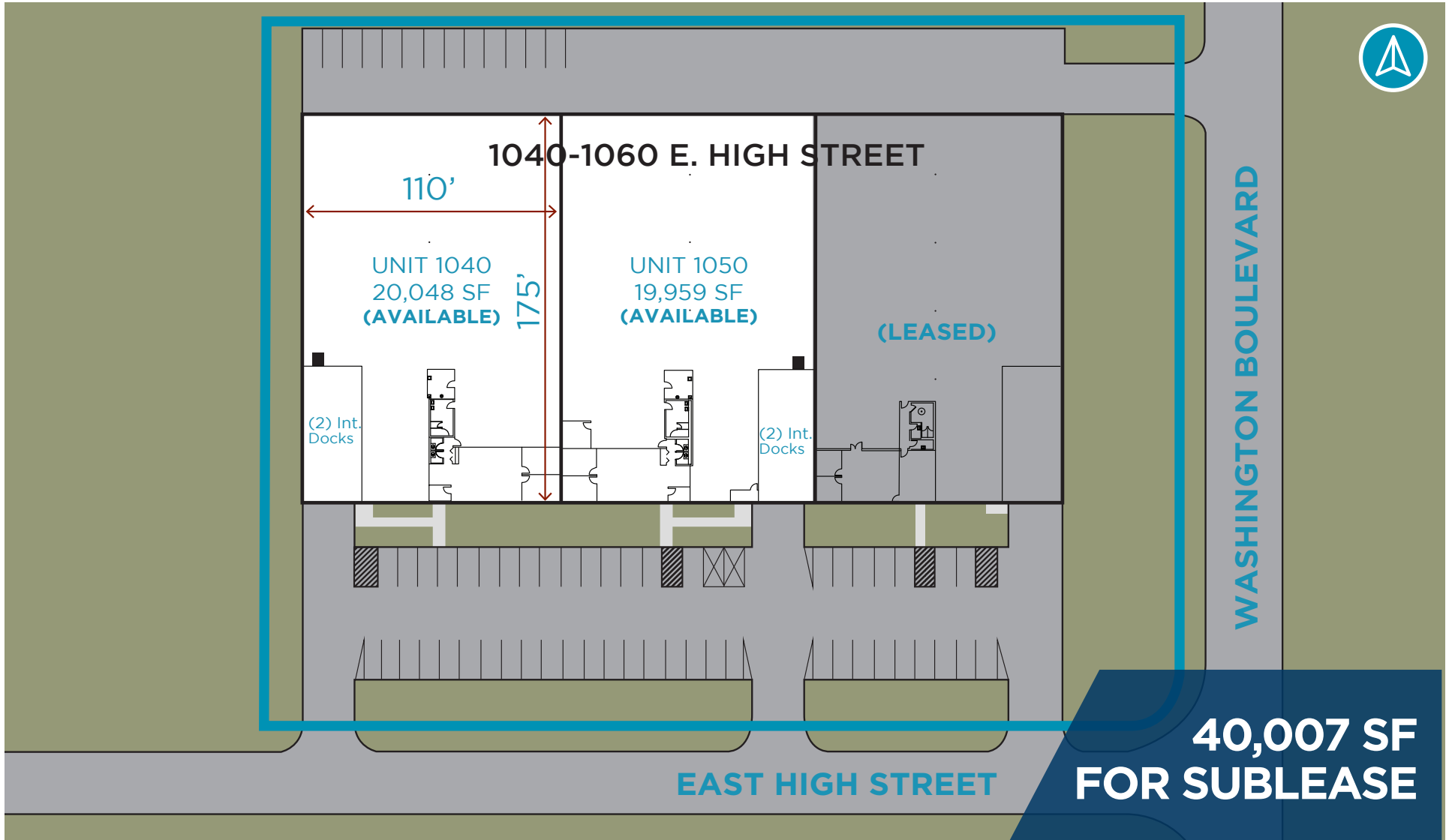
Building Size:	60,025 SF
Space Available:	40,007 SF
Office Area:	3,498 SF
Clear Height:	18'
Loading:	4 Interior Docks
Power (Unit 1040):	400A, 120/208V, 3-Phase
Power (Unit 1050):	1200A, 240V, 3-Phase
Taxes:	\$1.40/SF (2022 Payable in 2023)
Sublease Rate:	\$6.50/SF Modified Gross

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SITE PLAN

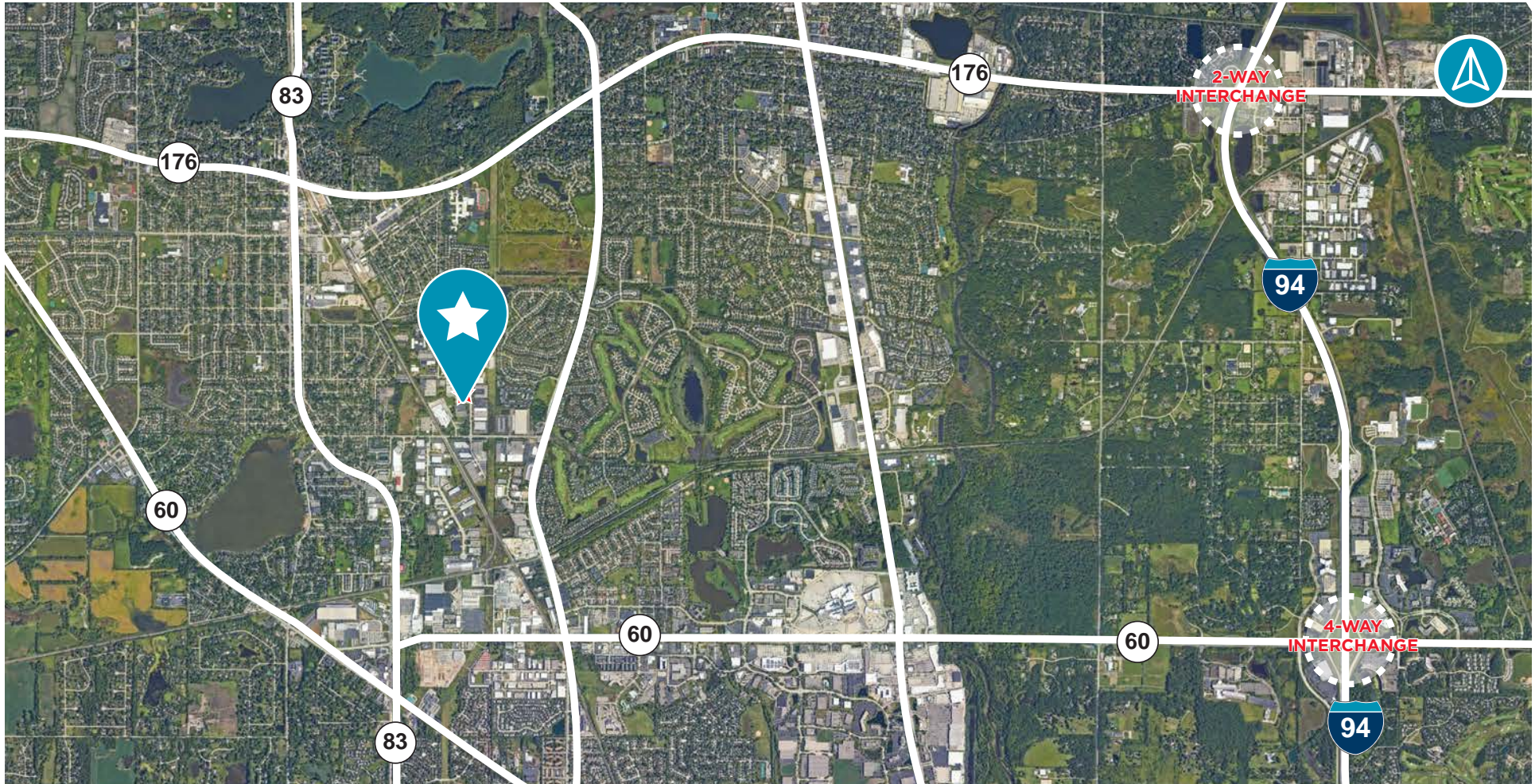


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AERIAL MAP



LOCATED 5.5 MILES FROM I-94 | ROUTE 60 FEATURES A FOUR-WAY INTERCHANGE

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