

For Lease

AVAILABLE:
20,500 SF

1275 Kyle Court Wauconda, IL

AVAILABLE:	20,500 SF
OFFICE:	+/- 2,000 SF
CEILING:	20' CLEAR 16,000 SF 16' CLEAR 4,000 SF
LOADING:	2 EXT. DOCKS; 1 DID
POWER:	200 AMPS; 3-PHASE
ZONING:	INDUSTRIAL
SPRINKLERS:	WET
TAXES:	\$1.99 PSF (2024)
LEASE RATE:	\$7.85 PSF NET

✓
**Lower Lake
County
Taxes**

✓
**Very Well-
Maintained
Building**

✓
**New LED
Lights in the
Warehouse**

✓
**Potential to
Add More
Parking**

Presented By:

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Property Photos



Property Photos

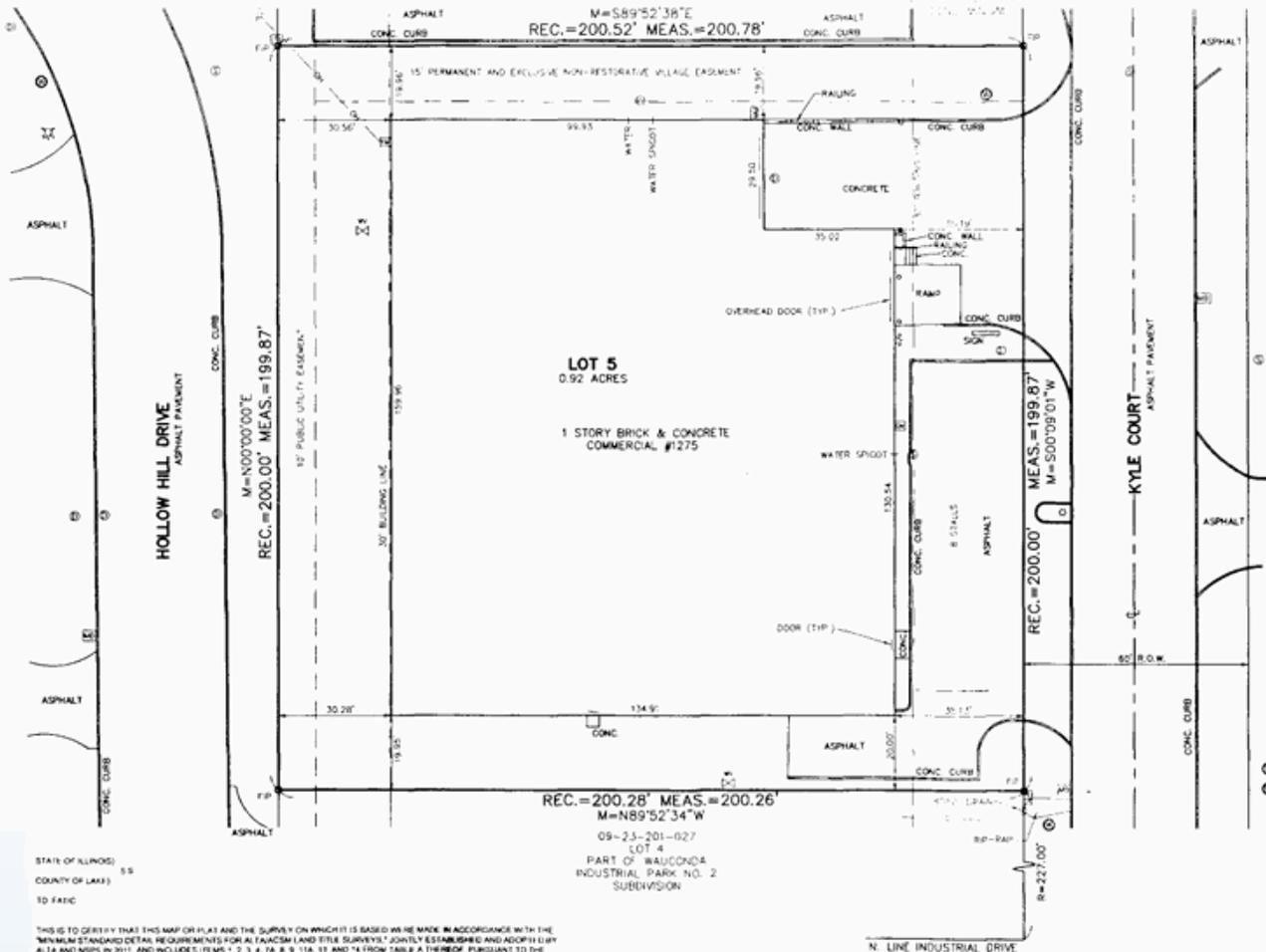


Site Plan

ALTA/ASCM SURVEY

OF

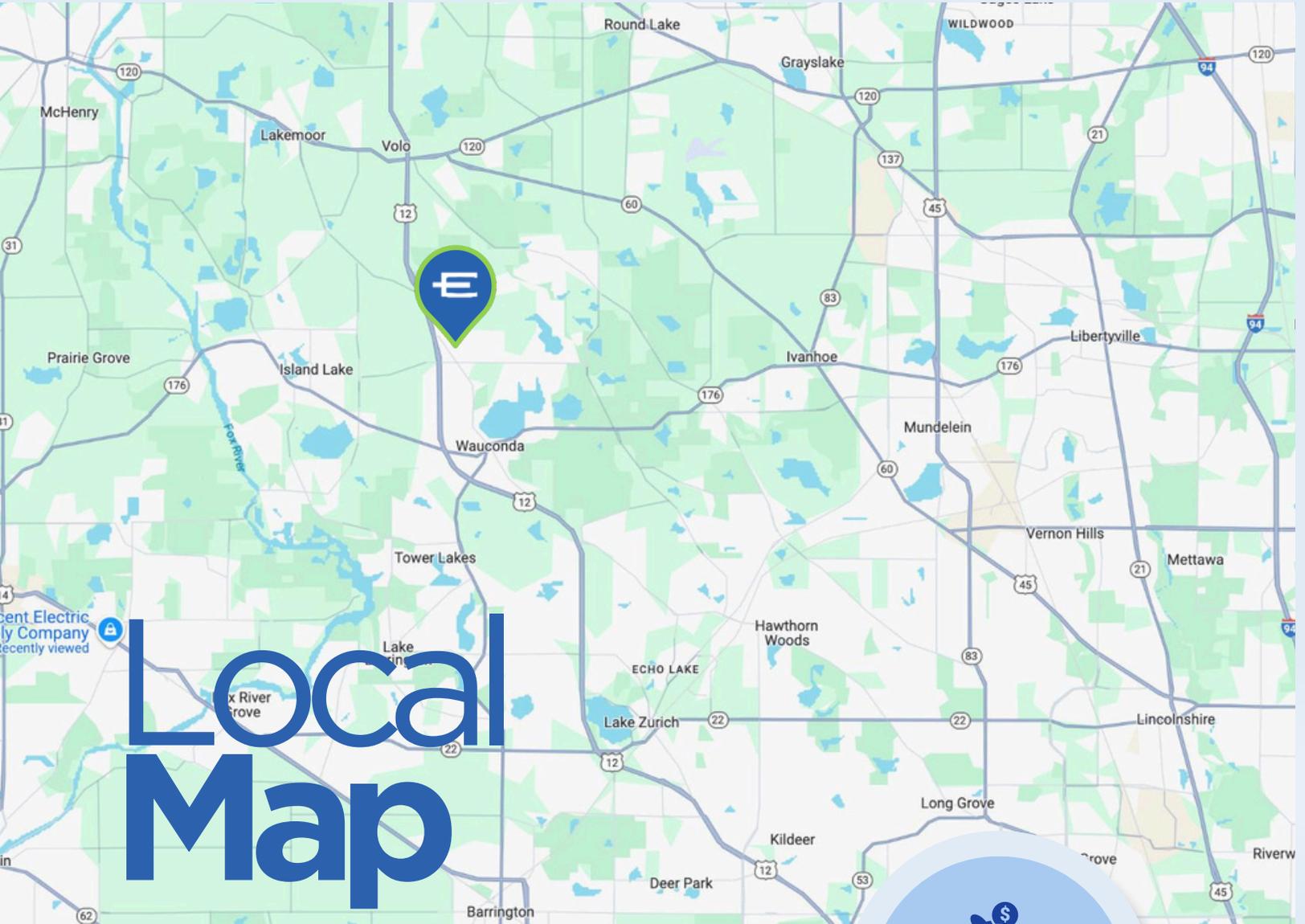
LOT 5 IN WAUCONDA INDUSTRIAL PARK NO. 2 BEING A 0.92 ACRES OF PART OF THE WEST HALF OF THE NORTH EAST QUARTER SECTION 23, TOWNSHIP 35 NORTH, RANGE 14 WEST, COUNTY OF WAUCONDA, WISCONSIN, AS SHOWN ON THE SURVEY MAP OF WAUCONDA INDUSTRIAL PARK NO. 2 SUBDIVISION, WAUCONDA, WISCONSIN, FILED FOR RECORD IN THE COUNTY CLERK'S OFFICE ON 05-23-2011.



STATE OF ILLINOIS SS
 COUNTY OF LAKE
 TO FACE

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 11A, 13, AND 14 FROM TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION UNDERSTAND FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.





1275 Kyle Court
Wauconda, IL



Hard to Find Free Standing Facility



Lower Lake County Taxes



Skilled Labor Force



Location



Lake County

Positioned between Chicago and Milwaukee, Lake County offers prime access to major transportation routes, a strong talent pool, and a thriving mix of corporate, industrial, and research-driven industries. With modern infrastructure, welcoming communities, and room for business growth, the region supports innovation, productivity, and sustained economic success.



Diverse Industry Mix

A strong blend of corporate headquarters, life sciences, advanced manufacturing, logistics, and technology drives stability and opportunity.



Educated Workforce

A highly trained talent pipeline, supported by respected colleges and workforce development programs, equips employers with skilled professionals.



Extensive Transportation

Proximity to major interstates, commuter rail, freight routes, and regional airports provides excellent connectivity for people and goods.



Varied Housing Options

From lakefront towns to suburban neighborhoods, the region offers housing choices suited to a wide range of lifestyles and budgets.



Excellent Quality of Life

Expansive forest preserves, recreation, cultural attractions, and strong schools contribute to a highly desirable living environment.



Reliable Utilities

Modern, dependable utility systems offer consistent service and the capacity to support ongoing business growth.



Medical and Healthcare Facilities

Leading hospitals, specialty centers, and integrated healthcare networks deliver high-quality, comprehensive medical services.



Business Friendly Communities

Local municipalities encourage investment through development support, streamlined processes, and collaborative economic partnerships.



**Exclusively
Presented By:**

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