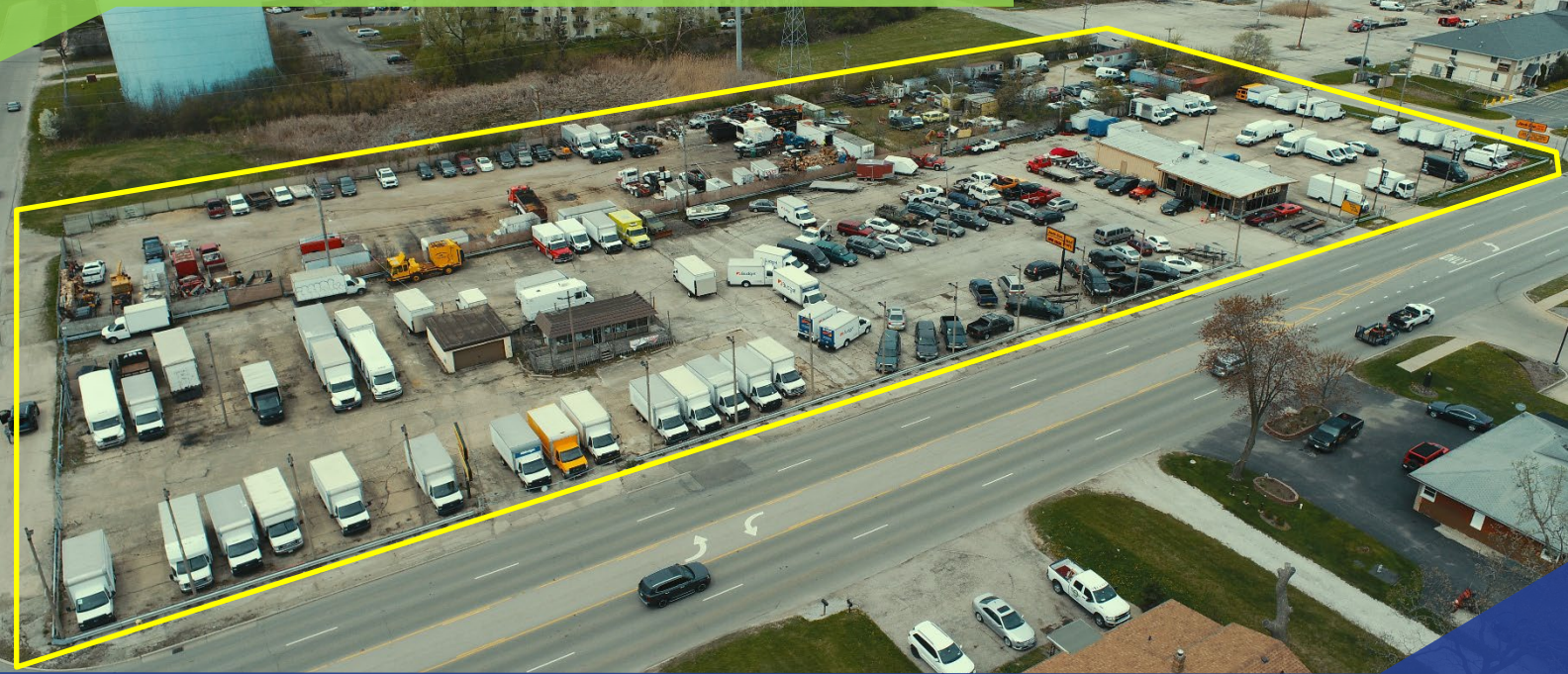


712 S. Green Bay Rd – Waukegan, IL

Available: 3,000 SF on 3.96 Acres (Divisible)



FOR SALE or LEASE: 3,000 SF on 3.96 Acres (Divisible)

Specifications:

AVAILABLE: +/- 3,000 SF Office/Service Building

OFFICE: +/- 1,000 SF

LOT SIZE: 3.96 Acres (Divisible)

LOADING: 2 Drive-In Doors

CLEAR HEIGHT: 14'-16' [CONFIRM]

ZONING: B3

REAL ESTATE TAXES: \$16,936 (2024 payable in 2025)

LEASE RATE: SUBJECT TO OFFER

SALE PRICE: \$1,750,000

Property Details:

- **High-Visibility Frontage: 600' on Green Bay Rd**
- **Ideal Vehicle Flow with access via: Green Bay Rd, 7th St, and 8th St**
- **Low Lake County Taxes**
- **1-mile to US Route 41, Skokie Highway, and 4-way Interchange**
- **2.5 miles to I-94/I-294**
- **Strategically located between Chicago and Milwaukee**
- **Potential rental income in-place**

SCAN FOR LISTING



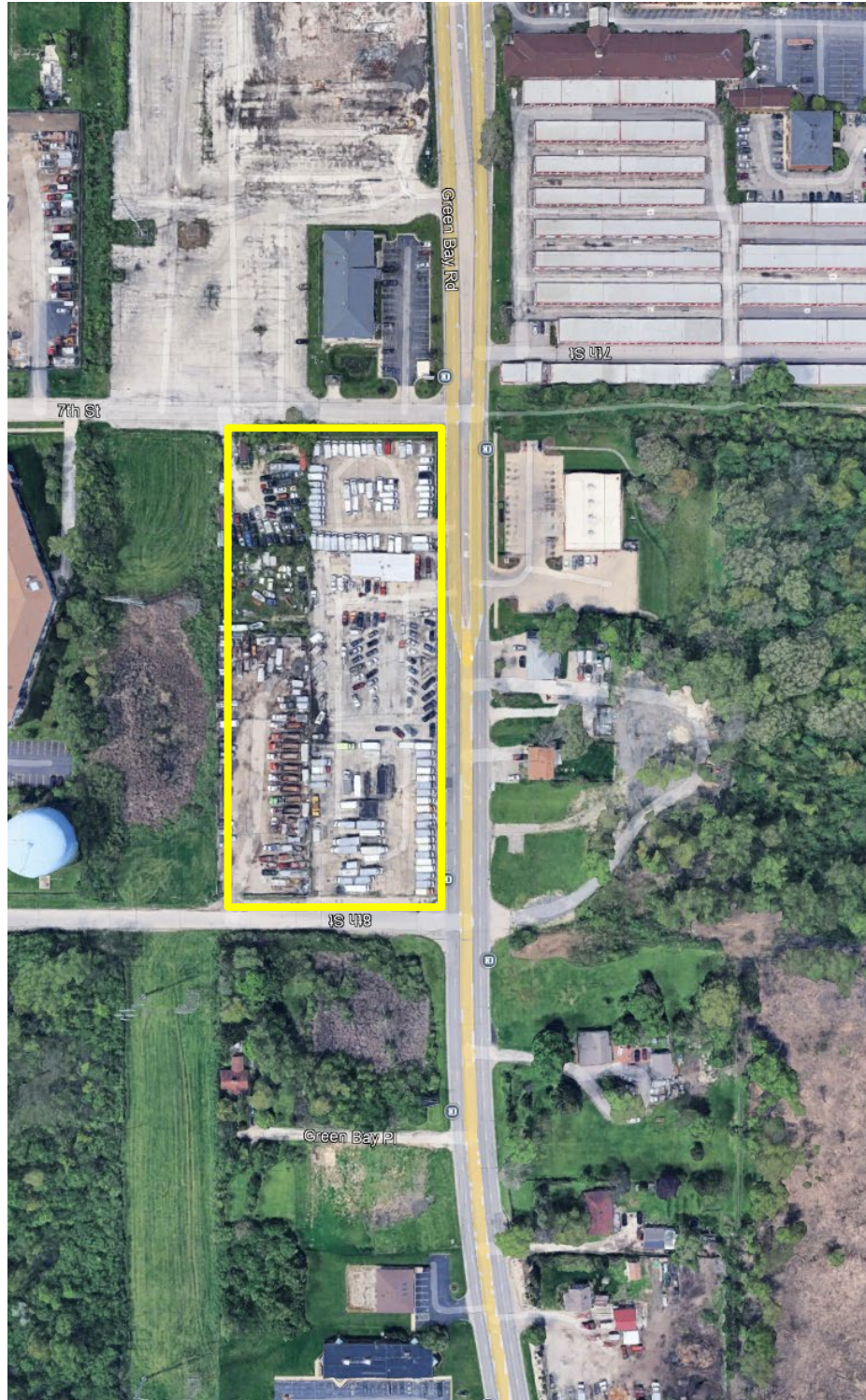
ENTRE
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SITE PLAN



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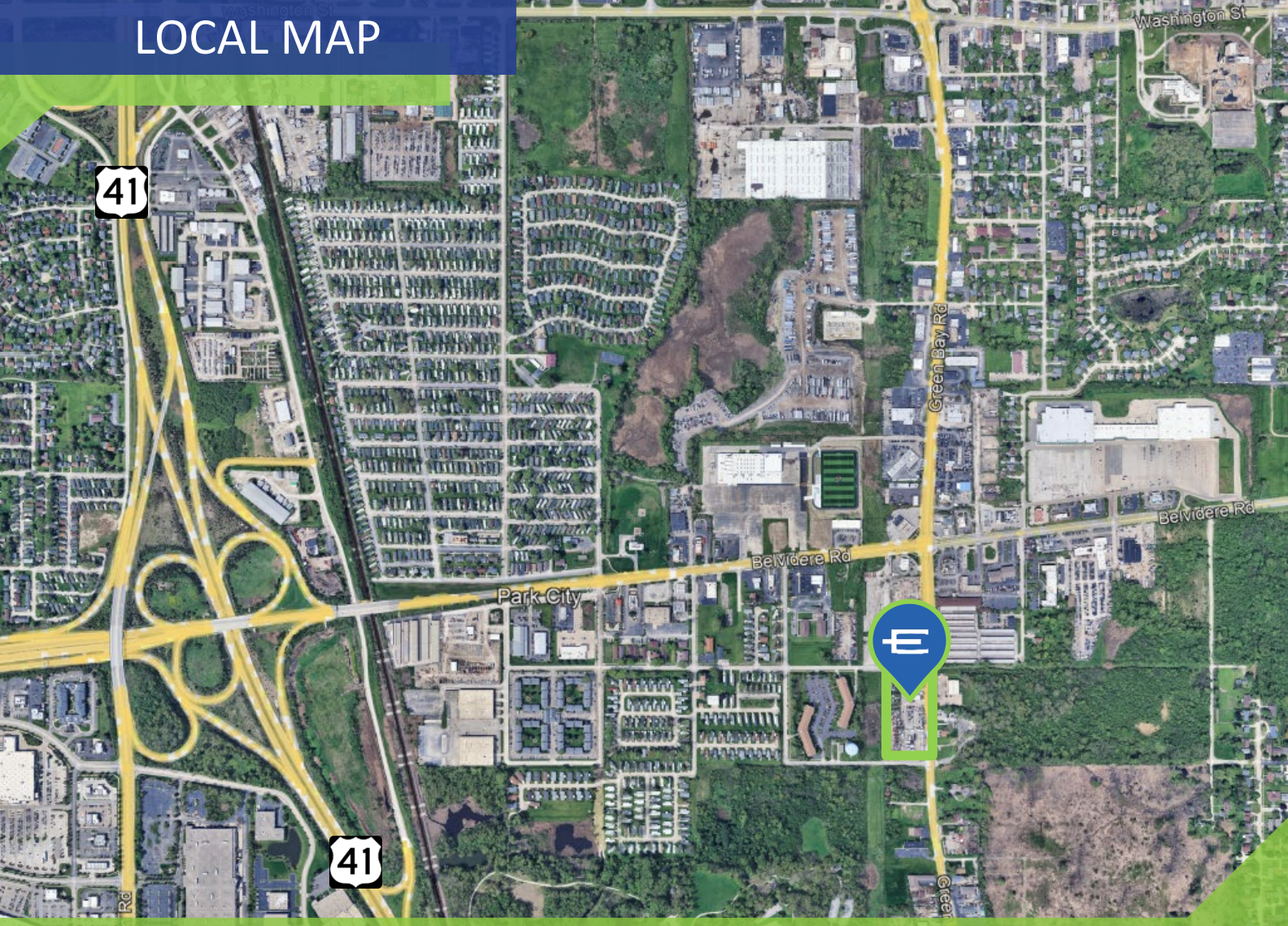
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PHOTOS



LOCAL MAP



Facility Highlights



**GREAT
EXPRESSWAY
ACCESS**



**LOW LAKE COUNTY
TAXES**



**UPGRADED
PARKING LOT
LIGHTING**

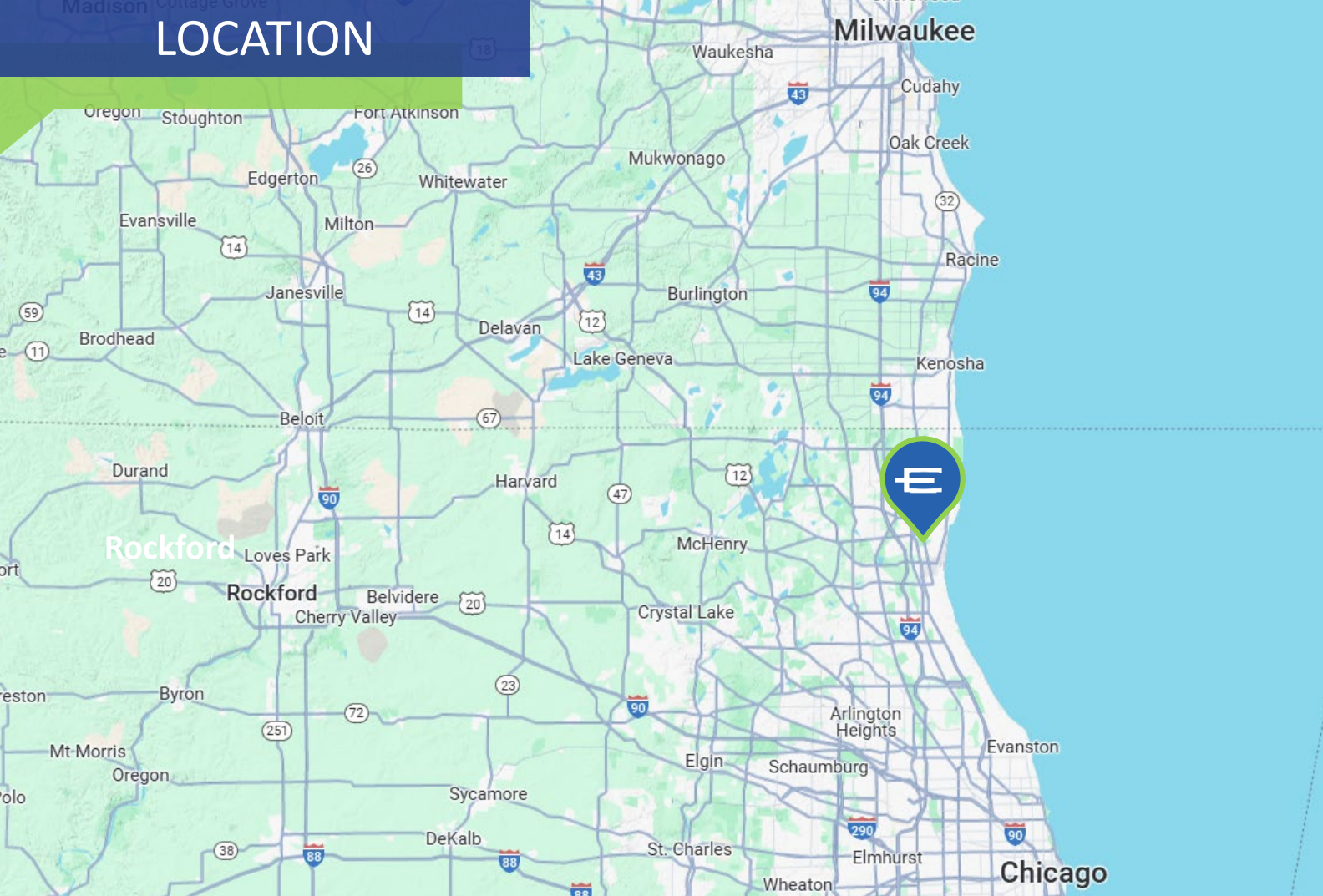
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LOCATION



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