

Lease or Sale Price: Subject to Offer

Contact:

Pat Hake

Senior Vice President +1 847 698 8525 pat.hake@colliers.com

Ned Frank

Executive Vice President +1 847 698 8261 ned.frank@colliers.com

Brendan Flanagan

Associate +1 847 698 8552 brendan.flanagan@colliers.com

Anne Dempsey

Executive Vice President +1 847 698 8269 anne.dempsey@colliers.com

Colliers

6250 N. River Road, Suite 11-100 Rosemont, IL 60018 colliers.com/chicago

2910 Falling Waters Blvd, Lindenhurst, IL

Building Size: 25,600 SF

• Office Size: Approx. 7,130 SF

Land Size: 2.50 Acres

Clear Height: 23'

Sprinklers: ESFR

Parking: Approx. 40

Loading: 2 Exterior Docks, 1 Drive-In Door

Power: 600 Amp/240 Volt 3-phase (TBV)

• Zoning: I-1

Year Built: 2004

Taxes (2023): \$62,164.92 (\$2.43 PSF)

Asking Lease Rate: Subject to Offer

Asking Sale Price: Subject to Offer

Building expansion land

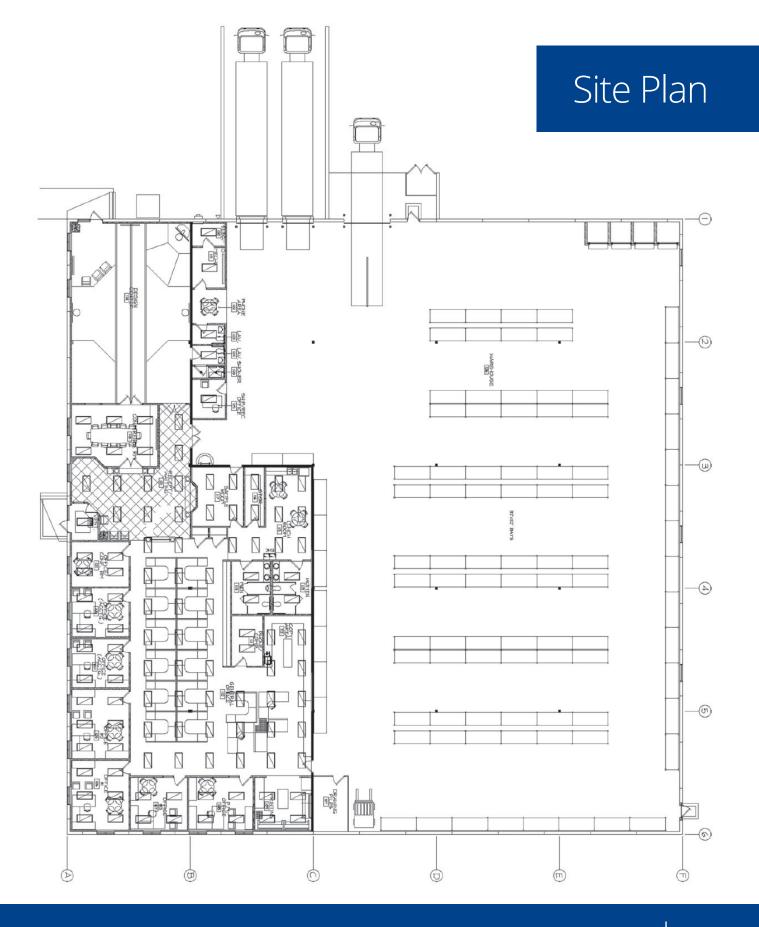
 Located northwest of Route 132 and Route 45

 ±4.3 miles to full interchange at I-94 and Route 132

Free standing building

 Gym / workout room with shower

Accelerating success.



Pat Hake

Senior Vice President +1 847 698 8525 pat.hake@colliers.com

Ned Frank

Executive Vice President +1 847 698 8261 ned.frank@colliers.com

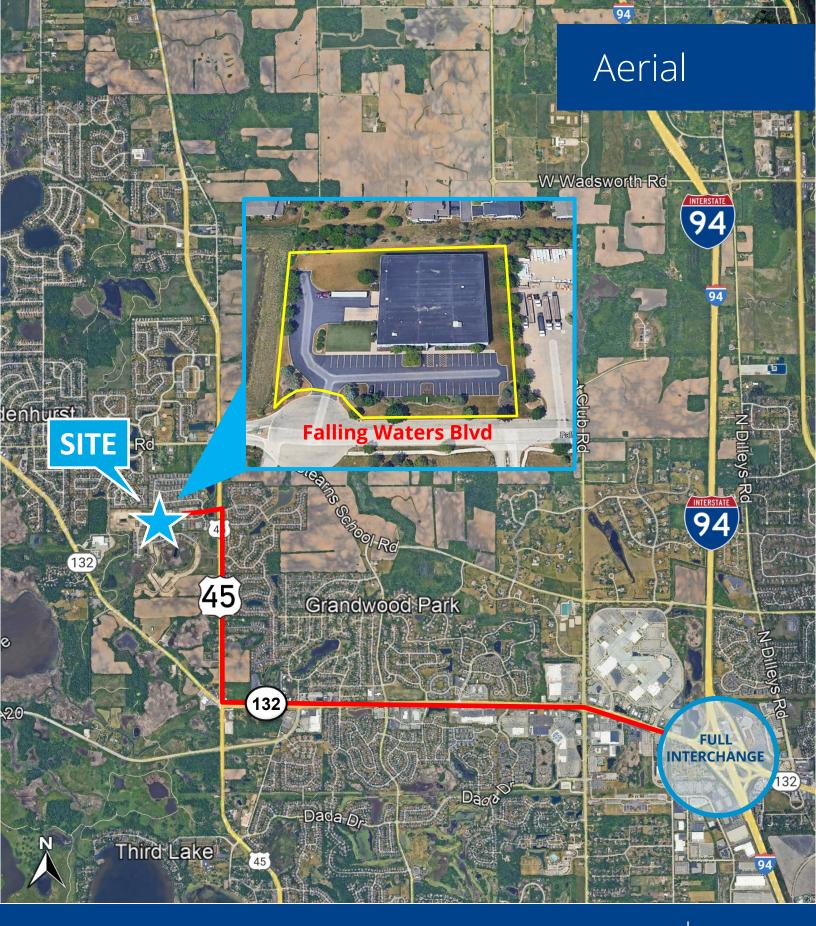
Brendan Flanagan

Associate +1 847 698 8552 brendan.flanagan@colliers.com

Anne Dempsey

Executive Vice President +1 847 698 8269 anne.dempsey@colliers.com





Pat Hake

Senior Vice President +1 847 698 8525 pat.hake@colliers.com

Ned Frank

Executive Vice President +1 847 698 8261 ned.frank@colliers.com

Brendan Flanagan

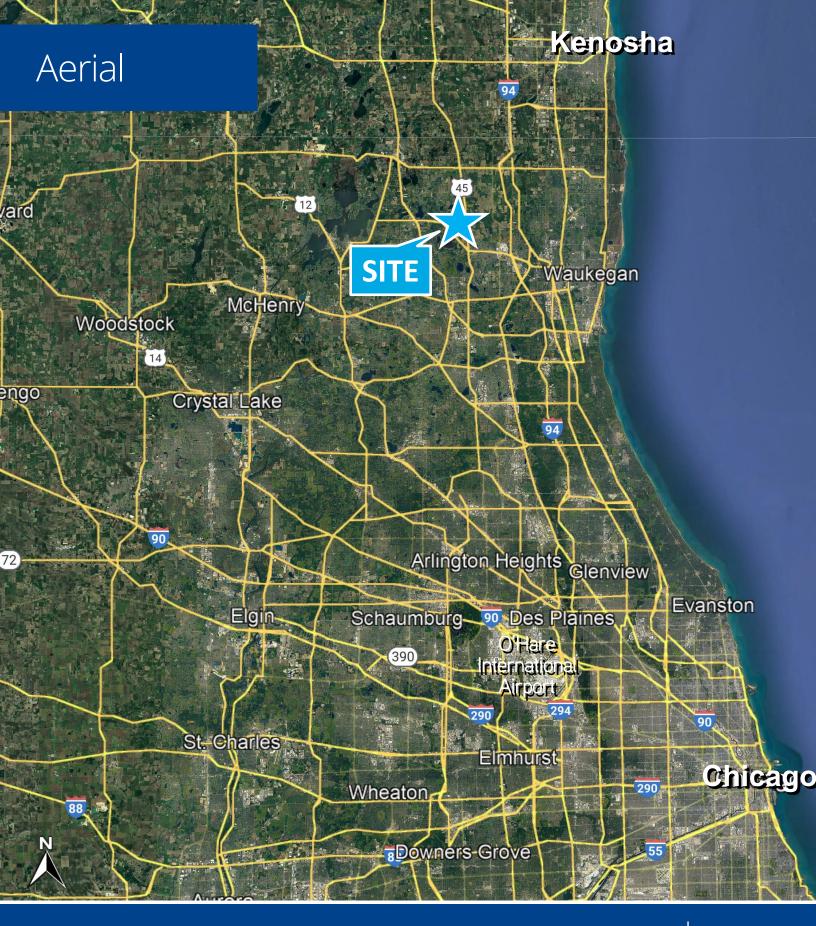
Associate +1 847 698 8552 brendan.flanagan@colliers.com

Anne Dempsey

Executive Vice President +1 847 698 8269 anne.dempsey@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group, Inc.



Pat Hake

Senior Vice President +1 847 698 8525 pat.hake@colliers.com

Ned Frank

Executive Vice President +1 847 698 8261 ned.frank@colliers.com

Brendan Flanagan

Associate +1 847 698 8552 brendan.flanagan@colliers.com

Anne Dempsey

Executive Vice President +1 847 698 8269 anne.dempsey@colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding to information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group, Inc.