



For Lease or Sale

Subject To Offer

Lease or Sale Price:
Subject to Offer

Contact:

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Colliers

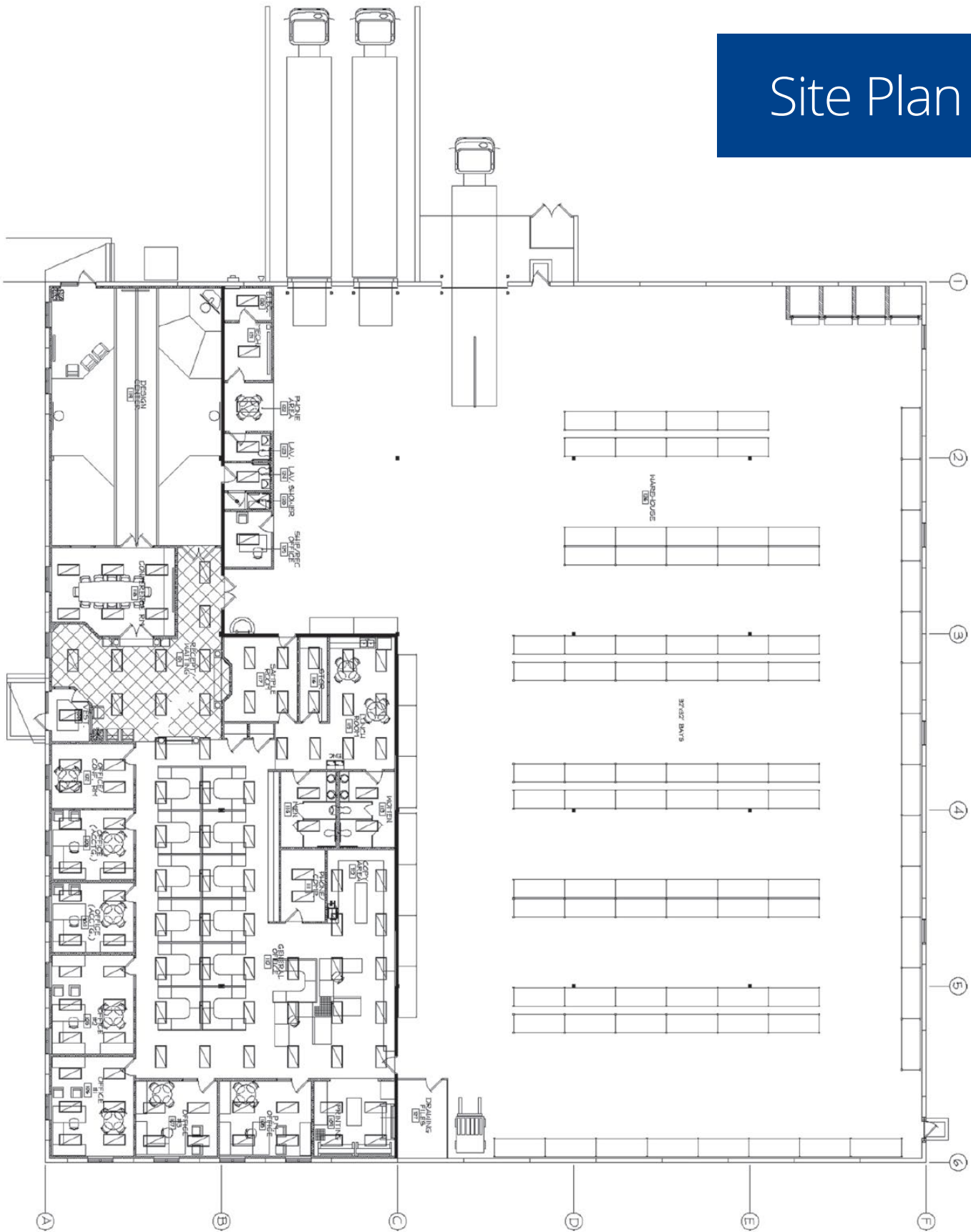
6250 N. River Road,
Suite 11-100
Rosemont, IL 60018
colliers.com/chicago

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.

Site Plan



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Aerial



SITE

Falling Waters Blvd

FULL INTERCHANGE

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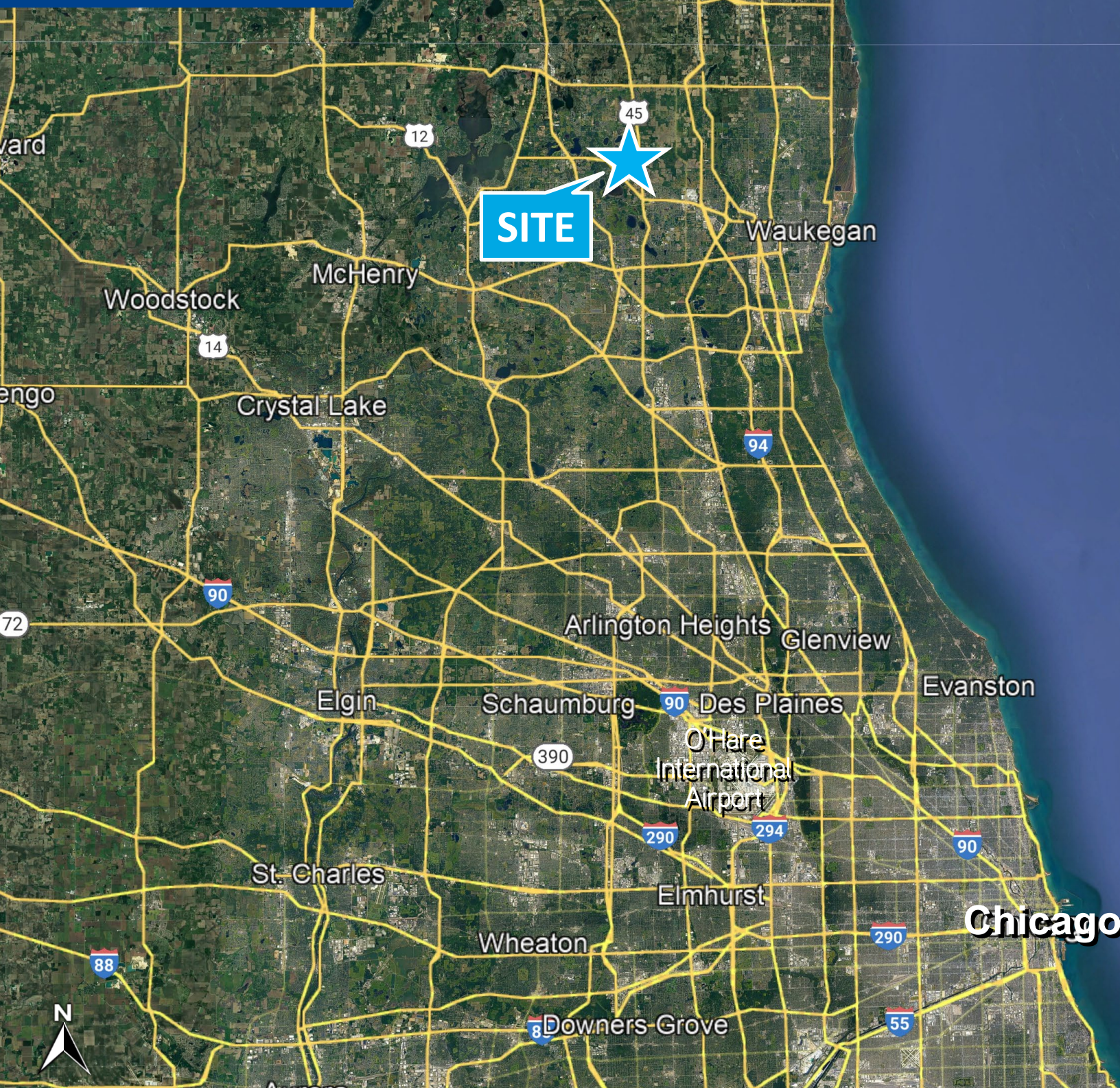
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Aerial

Kenosha



SITE

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