

OFFICE/WAREHOUSE FLEX SPACE FOR LEASE

1230 KARL COURT



OFFERING SUMMARY

LEASE RATE:	\$12.95/SF Modified Gross tenant pays utilities.
LEASE TERM:	2+ years
AVAILABLE SF:	1,983 SF
OFFICE SF:	±1,166 SF
WAREHOUSE SF:	±525 SF
CLEAR HEIGHT:	18' warehouse
INDOOR DOCKS:	2 shared access
POWER:	200, 400 amp
YARD AREA:	Optional space rear building
FIRE SYSTEM:	sprinklers wet

PROPERTY OVERVIEW

Office & Warehouse Space available as part of larger 40k/sf building
Office - ±1,166 sf consists of 2 offices, 1 display/storage room, conference room, and open bullpen area.
Warehouse - ±525sf, 18' ceilings, secure space with full access to shared loading dock area.
Common area - ±292sf restrooms, break room & shared loading docks
Easy walkup parking
Located in Wauconda Industrial Park
3 miles to RT12/Rand Rd
5.7 miles to RT120
14 miles to I-94

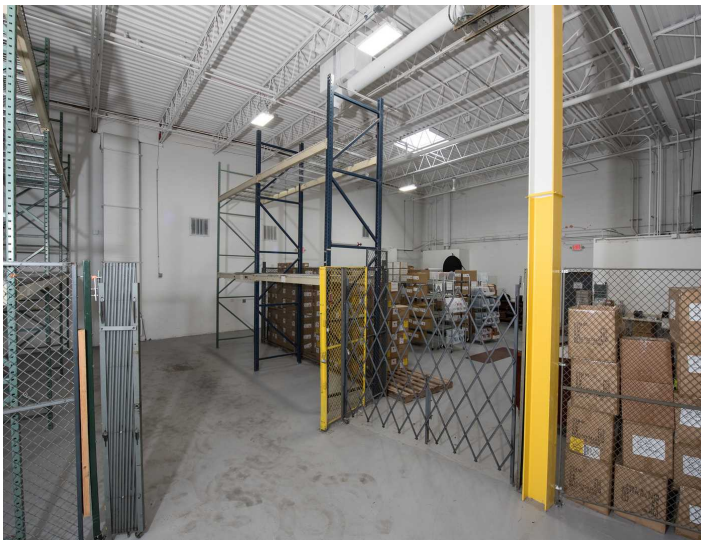


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PROPERTY PHOTOS

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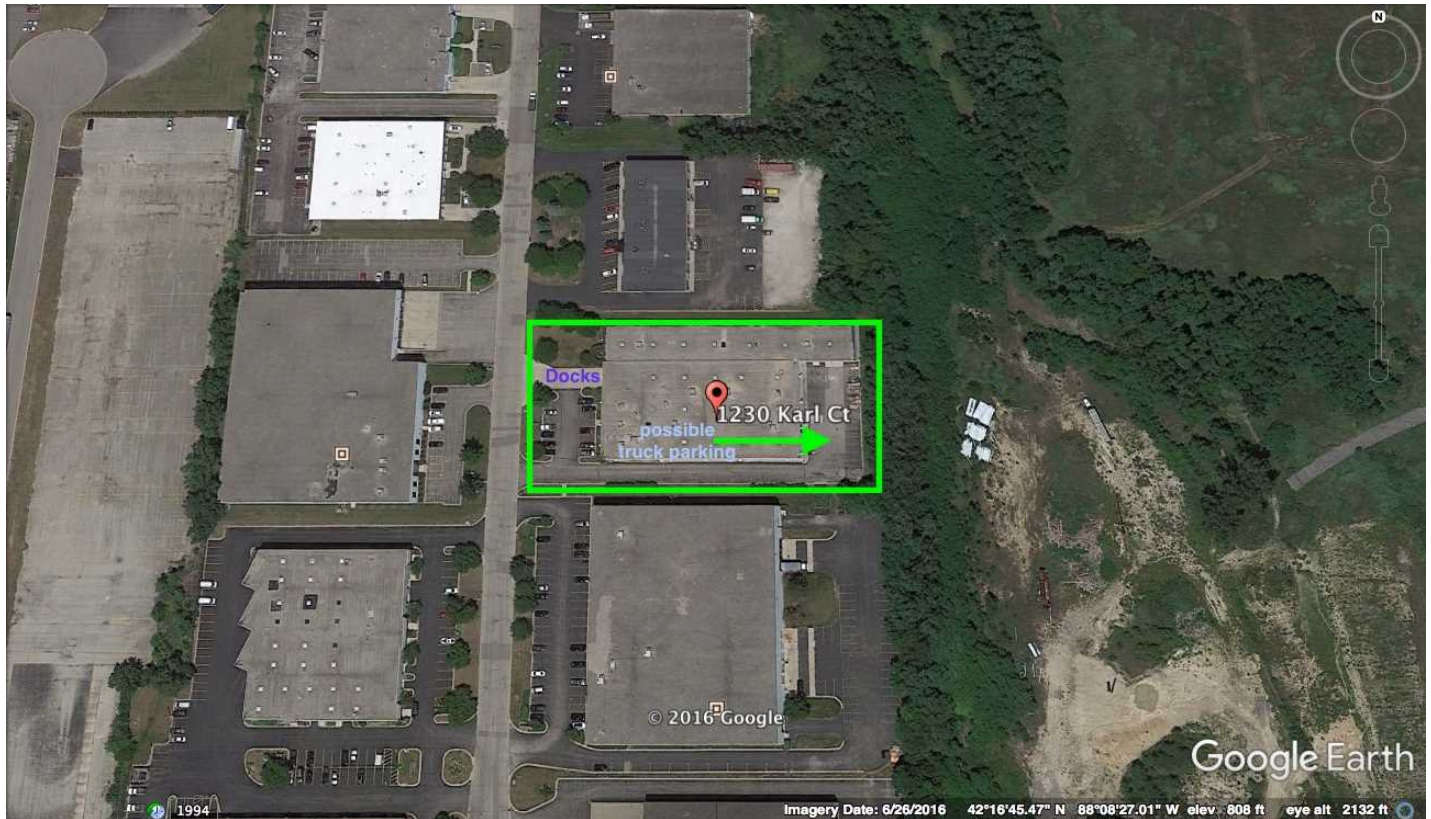
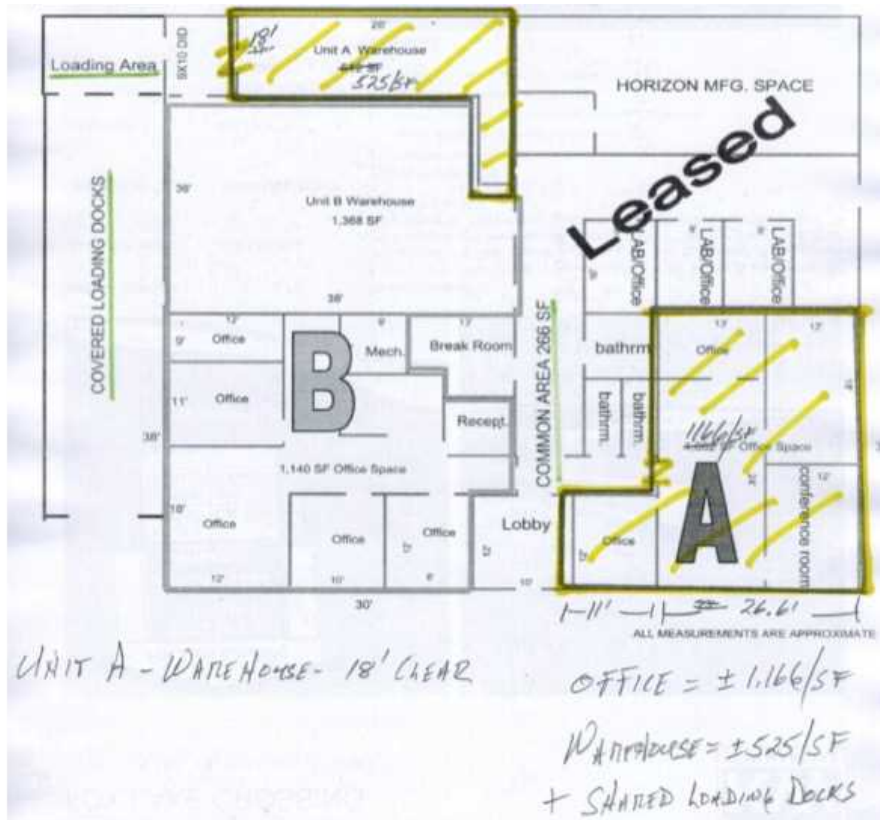
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Each Office Independently Owned and Operated

FLOOR PLAN UNIT A

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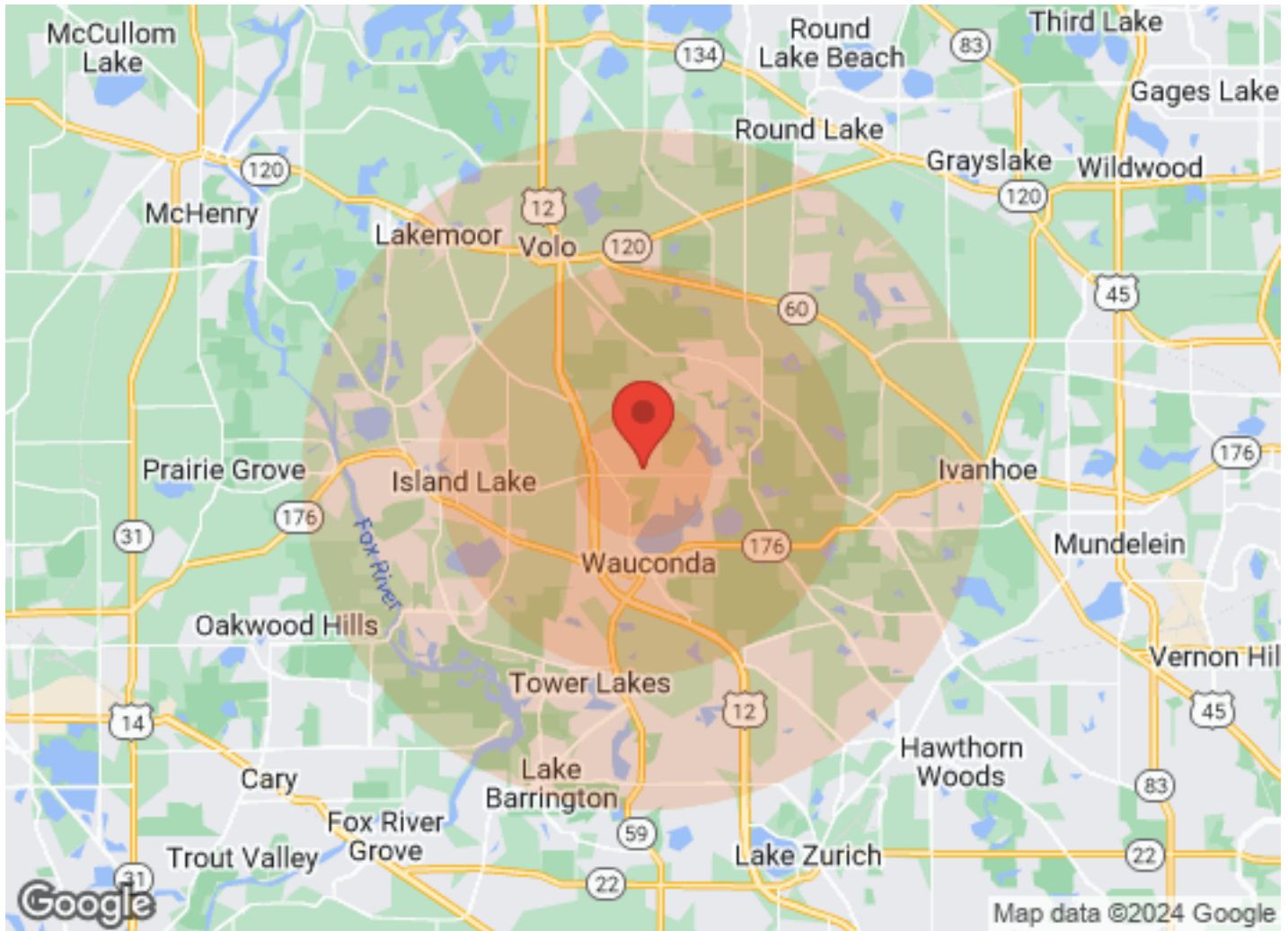


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DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	4,071	15,194	38,709	Median	\$90,821	\$68,385	\$76,424
Female	3,878	15,092	38,127	< \$15,000	47	487	1,010
Total Population	7,949	30,286	76,836	\$15,000-\$24,999	114	683	1,491
				\$25,000-\$34,999	99	771	1,639
Age				\$35,000-\$49,999	258	1,208	2,751
Ages 0-14	1,595	6,047	15,134	\$50,000-\$74,999	458	2,083	4,994
Ages 15-24	1,244	4,499	11,798	\$75,000-\$99,999	718	1,957	4,750
Ages 25-54	2,857	10,277	26,763	\$100,000-\$149,999	633	2,256	5,663
Ages 55-64	1,051	3,755	9,837	\$150,000-\$199,999	408	887	2,583
Ages 65+	1,202	5,708	13,304	> \$200,000	64	440	2,491
Race				Housing			
White	7,180	25,998	66,000	Total Units	2,773	10,751	27,136
Black	6	220	867	Occupied	2,570	10,028	25,478
Am In/AK Nat	5	13	39	Owner Occupied	2,288	8,298	22,058
Hawaiian	N/A	N/A	1	Renter Occupied	282	1,730	3,420
Hispanic	657	4,255	10,310	Vacant	203	723	1,658
Multi-Racial	744	4,644	11,206				

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