

441 W. Bonner Road, Wauconda IL

60,000 SF FOR LEASE (Divisible to 16K, 22K, 44K SF)



FOR LEASE: 60,000 SF | IMPROVEMENTS UNDERWAY

AVAILABLE: +/-60,000 SF. Divisible to 16,000 SF, 22,000 SF, 44,000 SF

OFFICE: +/-4,000 SF

LAND: 4.06 Acres

CEILING: 14' Clear

LOADING: 3 Docks (Potential for 4) 3 DID's

SPRINKLER: Yes

ZONING: LI

PARKING: 75 Cars

POWER: Heavy

RE TAXES: \$29,879 (2024)

LEASE RATE: \$5.25 PSF Net



- Lower Cost Lake County Option
- Potential For Outside Storage/Truck Parking
- Lower Lake County Taxes
- Additional Land For More Parking or Outside Storage
- Great Frontage on Bonner Rd. & Old Rand Rd.

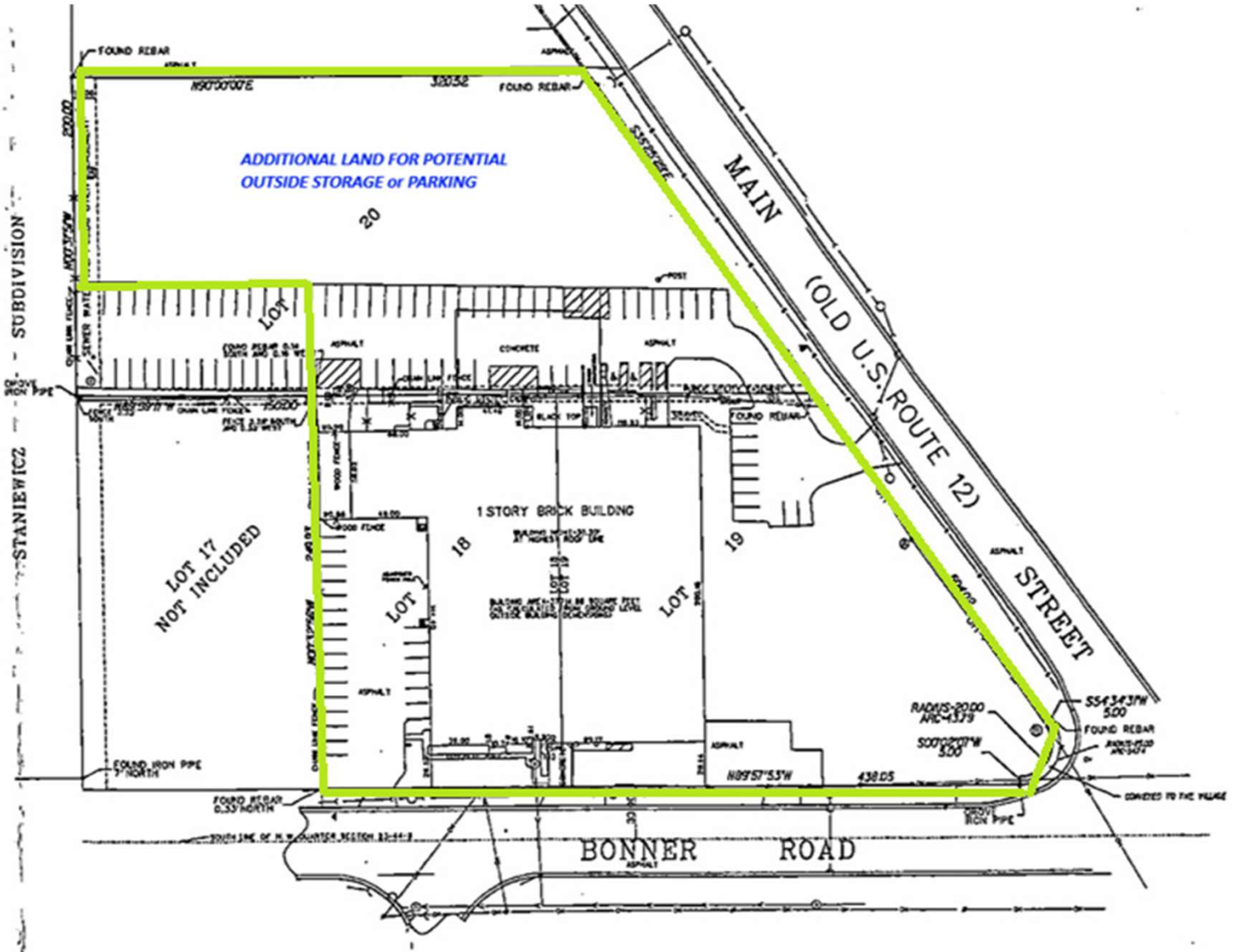
ENTRE
Commercial Realty LLC

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PHOTOS



SURVEY



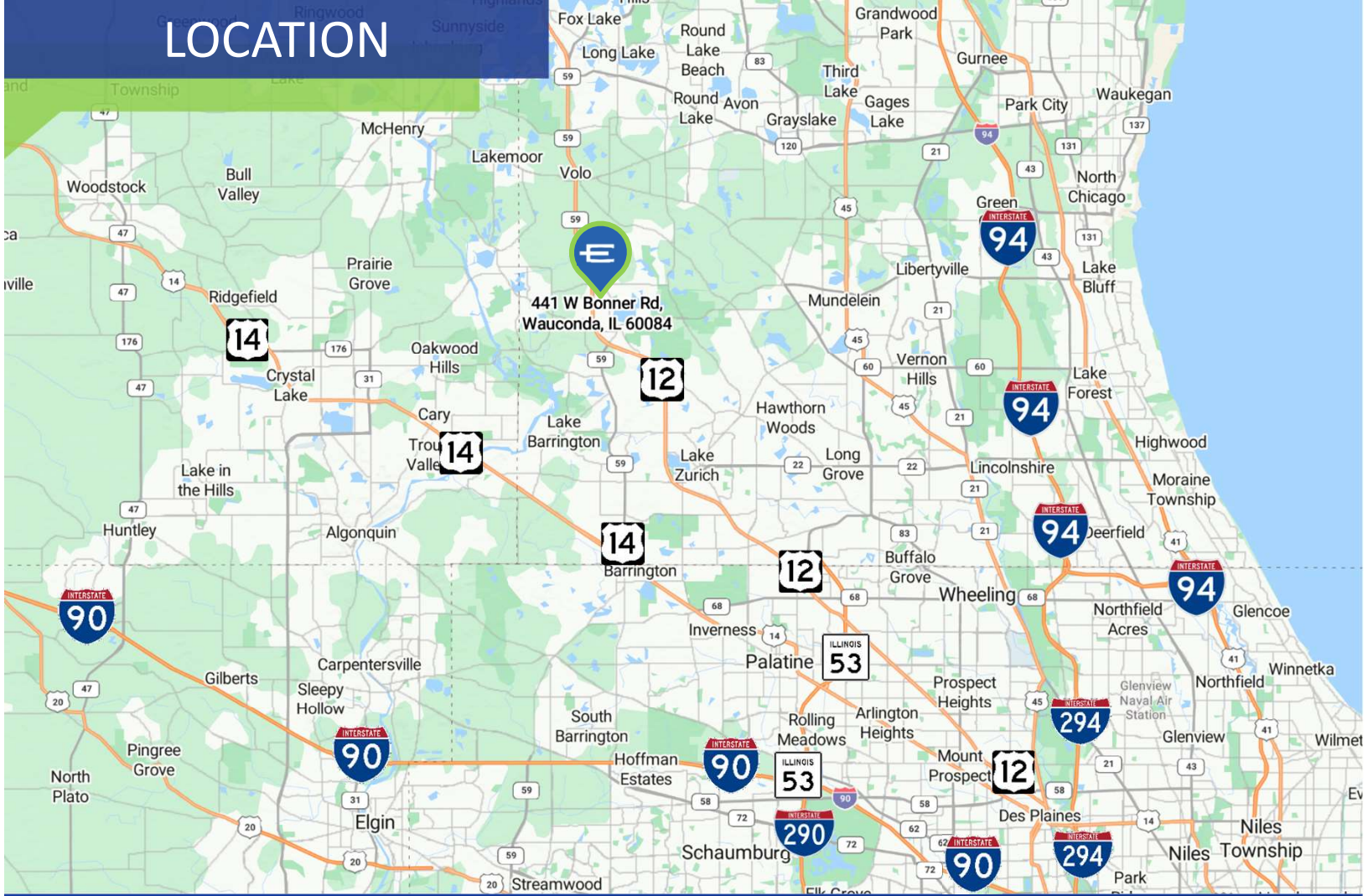
SCAN FOR LISTING



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LOCATION



441 Bonner Road, Wauconda IL

Prime Location in Wauconda

Located in a prime position in a thriving Lake County community. Wauconda is known for its scenic surroundings, strong local economy, and convenient access to major highways, making it an excellent location for businesses looking to attract both local and regional customers.

Easy Access to Major Highways:

- Situated near U.S. Route 12 (Rand Road), providing a direct connection to I-94, IL-176, and IL-59, allowing for easy travel to Chicago and other nearby suburbs.
- Quick access to Route 176, which connects Wauconda to key Lake County destinations like Crystal Lake, Libertyville, and Mundelein.