



# VALUE INDUSTRIAL PARTNERS, LLC

Industrial Real Estate Investment, Brokerage and Management

477 W. Wrightwood Avenue, Elmhurst, Illinois 60126 TEL: 630-333-1900 FAX: 630-333-1910



## 3788 Hawthorne Court Waukegan, Illinois

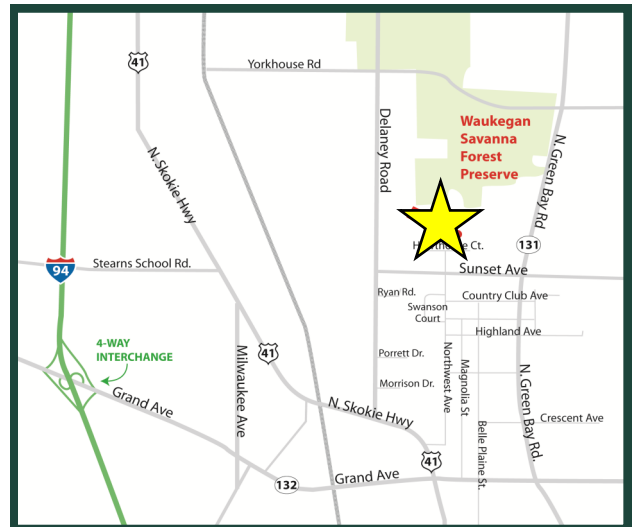
## FOR LEASE 5,714 SF

### Building Specifications

Available Size	5,714 SF
Building Size:	46,072 SF
Office:	10%
Ceiling Height:	16'
Loading:	2 Interior Docks (common)
Power:	200 Amps
Zoning:	I-2 Industrial
Taxes:	Included with Current Stop
Operating Expenses:	Included with Current Stop

### Comments:

- Professionally owned and managed
- Well-maintained
- Rental rate includes current real estate taxes and CAM
- Air-conditioned warehouse



**For Further Information, Please Contact:**

**Brian P. Gedvilas, Director of Leasing**  
bgedvilas@valueindustrialpartners.com

**Brian M. Liston, Principal**  
bliston@valueindustrialpartners.com

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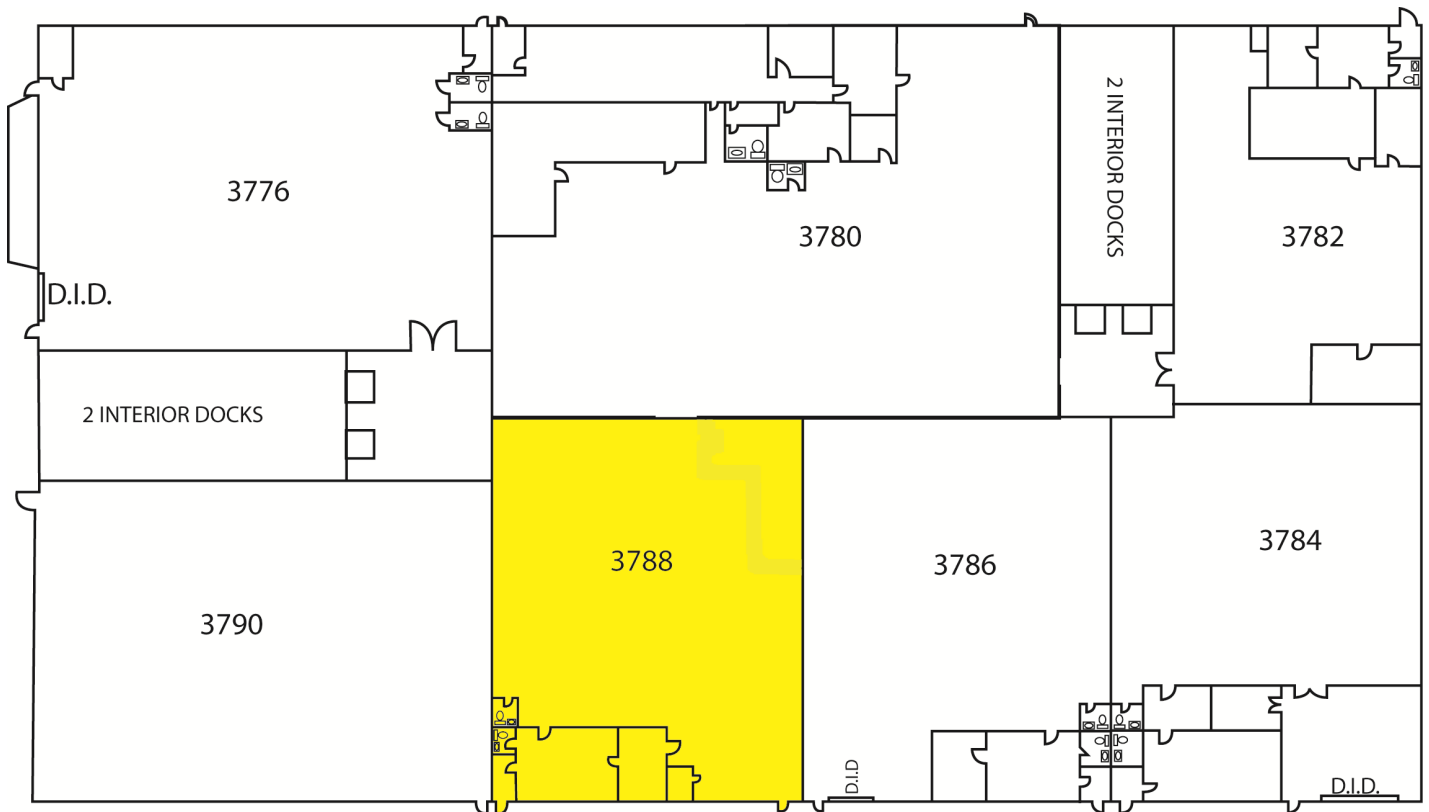


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## LAYOUT



Officers of the firm have an ownership interest in this property.  
Submitted subject to error, change in status, or withdrawal without notice.