

**31,600 SF INDUSTRIAL BUILDING**  
**FOR LEASE - VARIOUS SIZED OPTIONS AVAILABLE**  
**DIVISIBLE TO DOWN TO 5,000 SF**  
404 WASHINGTON, MUNDELEIN



Your SVN Suburban  
**NEXT LEVEL TEAM**

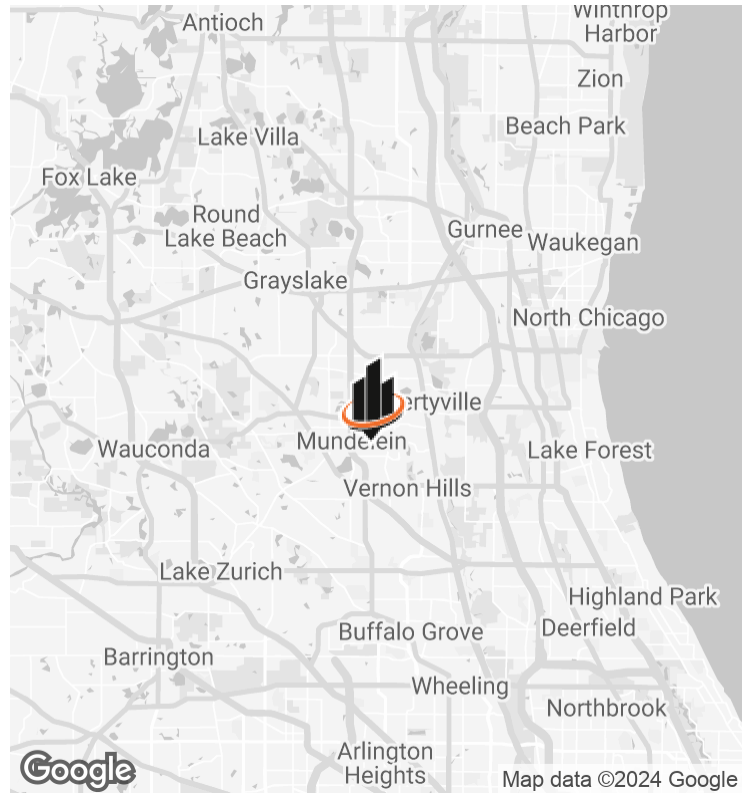
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$9.75 SF/yr (MG)
<b>AVAILABLE SF:</b>	5,000 - 31,600 SF
<b>LOT SIZE:</b>	2.4 Acres
<b>BUILDING SIZE:</b>	31,600 SF
<b>ZONING:</b>	M-1
<b>POWER:</b>	1,400/480V
<b>CEILING HEIGHT:</b>	11'5"-12'
<b>DRIVE-IN DOOR:</b>	10' x 10'
<b>PARKING SPACES:</b>	84 Surface Spaces
<b>COUNTY:</b>	Lake
<b>SUBMARKET:</b>	South Lake County

**OLIVIA CZYZYNSKI**    **JENNIFER HOPKINS, MBA**  
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## PROPERTY DESCRIPTION

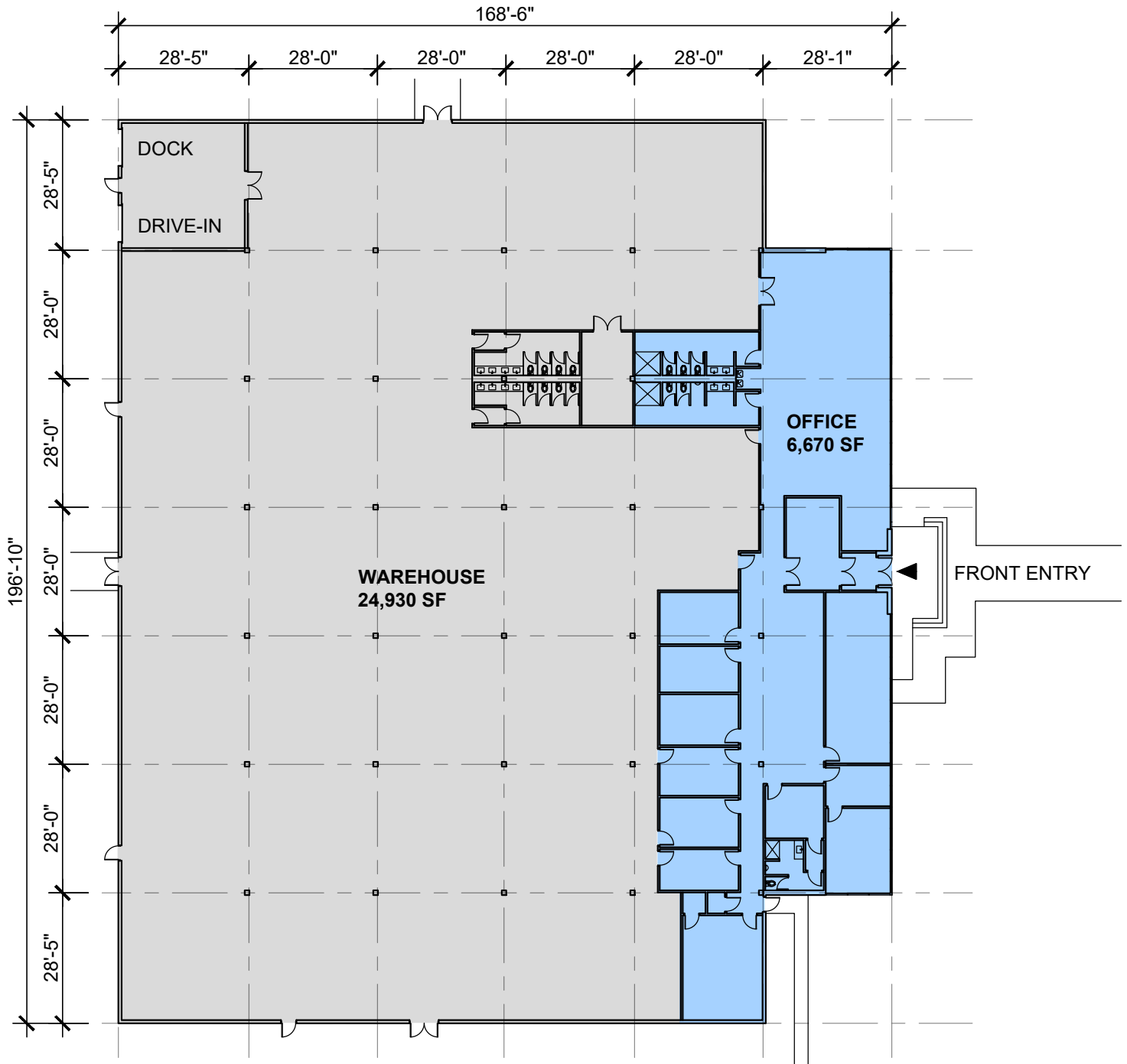
The property is under new ownership and undergoing a full renovation. The building consists of 21% office and the remainder warehouse with a loading dock (depressed with leveler), drive-in-door (10') and heavy power. Column spacing is 28'. The full building is available for lease, or can be subdivided down to suites as small as 5,000 SF and built-to-suit tenants needs.

## PROPERTY HIGHLIGHTS

- Can be subdivided down to 5,000 SF units
- 4.5 miles from the full interchange for I-94
- Room for truck parking
- New LED lights throughout
- Low Lake County property taxes

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# FLOOR PLAN



**1ST FLOOR PLAN - 31,600 GSF**

1/32" = 1'-0"



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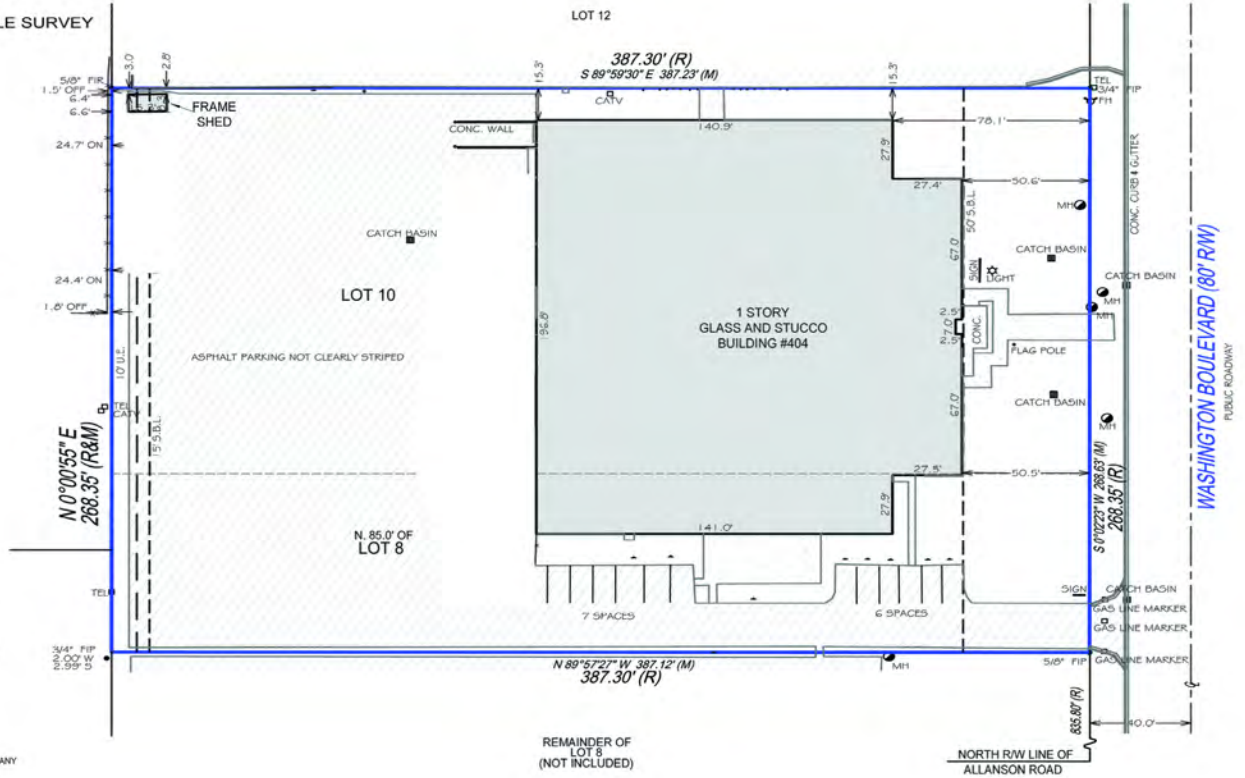
# SURVEY

2211.1033  
ALTA/NSPS LAND TITLE SURVEY  
LAKE COUNTY

PARCEL ID#  
11-30-401-010

PARCEL ID#  
11-30-401-011

TO: CHICAGO TITLE INSURANCE COMPANY



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## ADDITIONAL PHOTOS



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# AERIAL MAP



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# DEMOGRAPHICS

## MUNDELEIN, IL

5-mile radius

### POPULATION



111,745

### HOUSEHOLDS



40,673

### AVERAGE HOUSEHOLD INCOME



\$164,244

### MEDIAN AGE



40.9

### TOTAL HOUSING UNITS



43,220

### MEDIAN HOME VALUE



\$398,685

### UNITS IN STRUCTURE



40,673

### HOMES BUILT IN 2022 OR LATER



137  
(0.3%)

## TOTAL ANNUAL CONSUMER EXPENDITURE

### HOUSEHOLD



\$4.15 B

### MONTHLY HOUSEHOLD EXPENDITURE



\$8,497

### RETAIL



\$1.94 B

### NON-RETAIL



\$2.21 B

## DAYTIME DEMOGRAPHICS

### BUSINESSES



5,432

### EMPLOYEES



95,126

### WHITE COLLAR WORKERS



42,678  
(72.7%)

### TOTAL LABOR FORCE



89,161

### UNEMPLOYMENT RATE



1,600  
(1.8%)

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