



**651 S Martin Luther King Jr Ave,
Waukegan, IL 60085**

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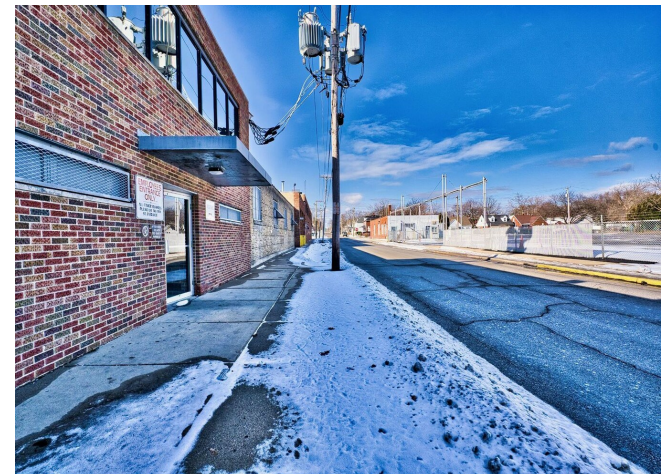
651 S Martin Luther King Jr Ave, Waukegan, IL 60085

\$1,999,000

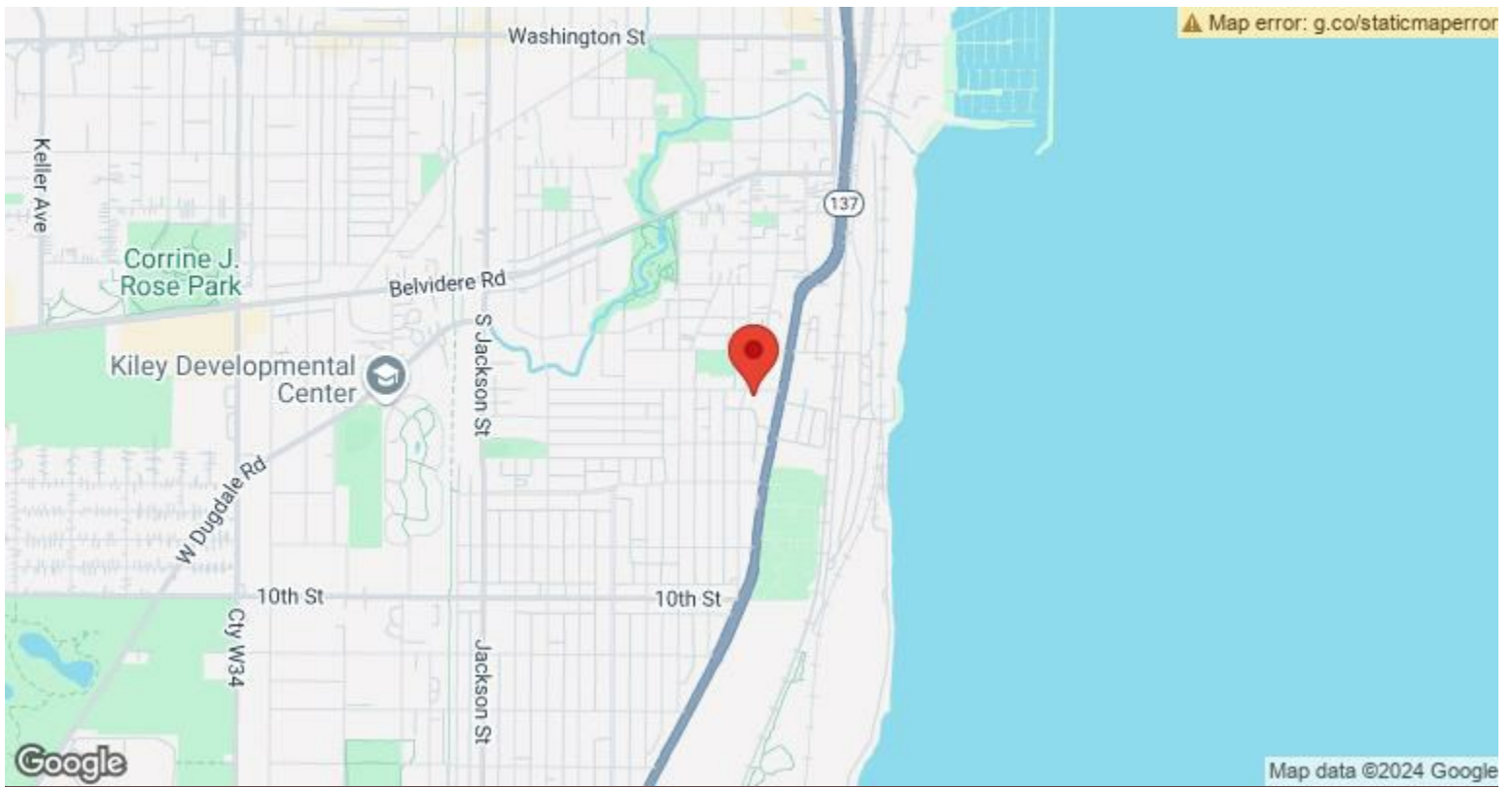
Discover an exceptional opportunity with this sprawling 86,000 square foot warehouse situated in the picturesque North Suburb of Waukegan. This versatile space features 14' high ceilings, 3 loading docks, 1 drive-in door, and ample on-site parking for over 240 vehicles, making it ideal for distributio, manufacturing, or storage operations. The property is fully equipped, with multiple offices that are filled with natural light thanks to the large windows. The building is climate-controlled with heting and a sprinkler system, providing endless possibilities for customization to suit your business needs. Conveniently located near Route 137 and just blocks from the shores of Lake Michigan, this warehouse offers a seamless accessibility for your logistics and transportation requirements. Don't miss this exceptional opportunity to elevate your operations

- Flexible workspace with stunning office areas and meeting rooms that are filled with ample natural light. For more information visit:

<https://www.loopnet.com/Listing/651-S-Martin-Luther-King-Jr-Ave-Waukegan-IL/33828778/>

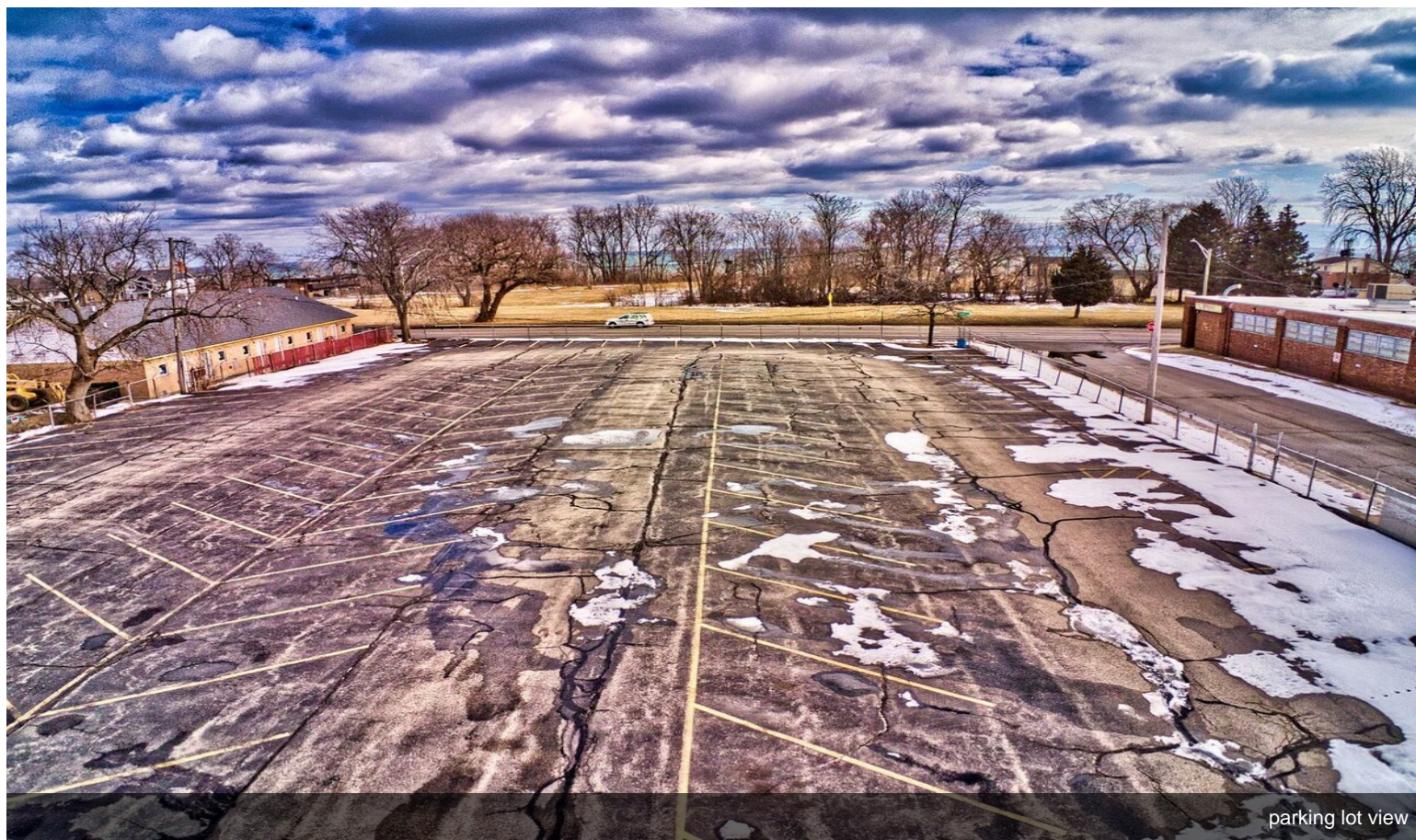


Price:	\$1,999,000
Lease Rate:	\$7 SF/Y (MG)
Property Type:	Industrial
Property Subtype:	Warehouse
Building Zoning:	B2
Power:	480 Volts, 3 & 4 phase
Lot Size:	2.08 AC
Gross Building Area:	100,000 SF
Rentable Building Area:	89, 581 SF
Taxes:	\$42,044 (2022)
Year Built:	1956
Parking Spaces:	240
Clear Ceiling Height:	14 FT
No. Dock-High Doors/Loading:	3
No. Drive In / Grade-Level Doors:	1



Additional Contacts: Larisa Zahdan, (312) 678-7200, Salma@myrealtychicago.com

Property Photos

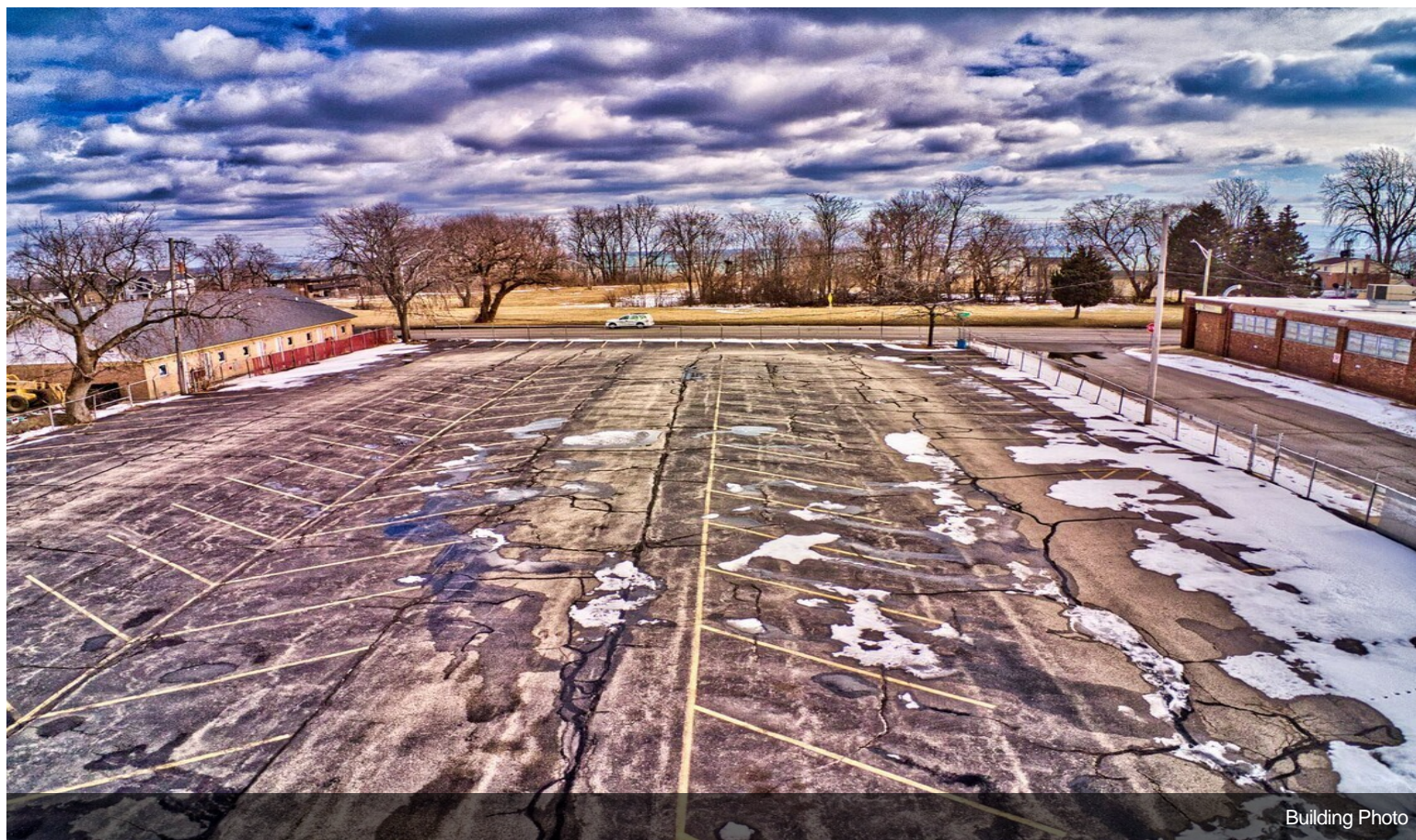


parking lot view

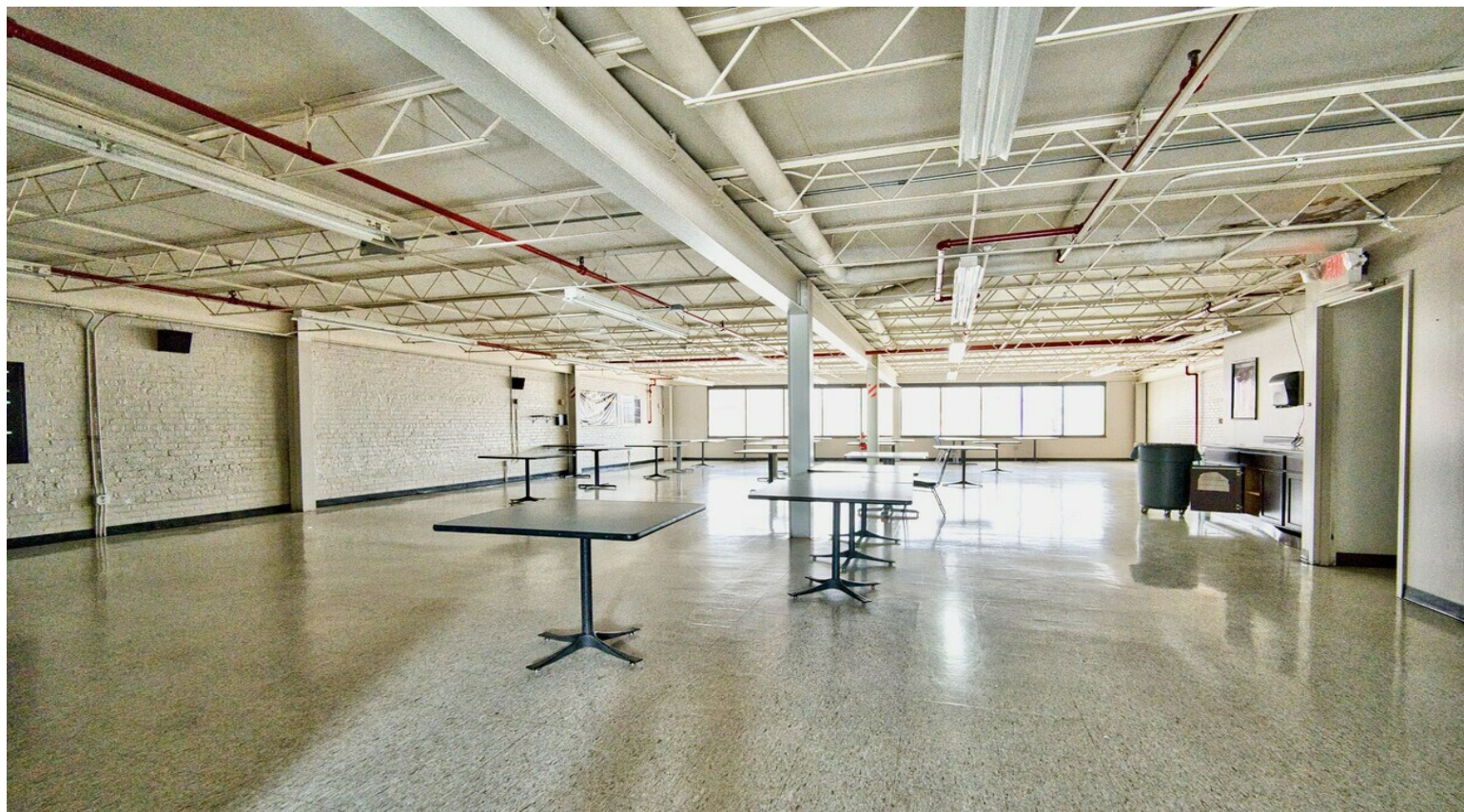


parking lot and building

Property Photos



Building Photo



Building Photo

Property Photos

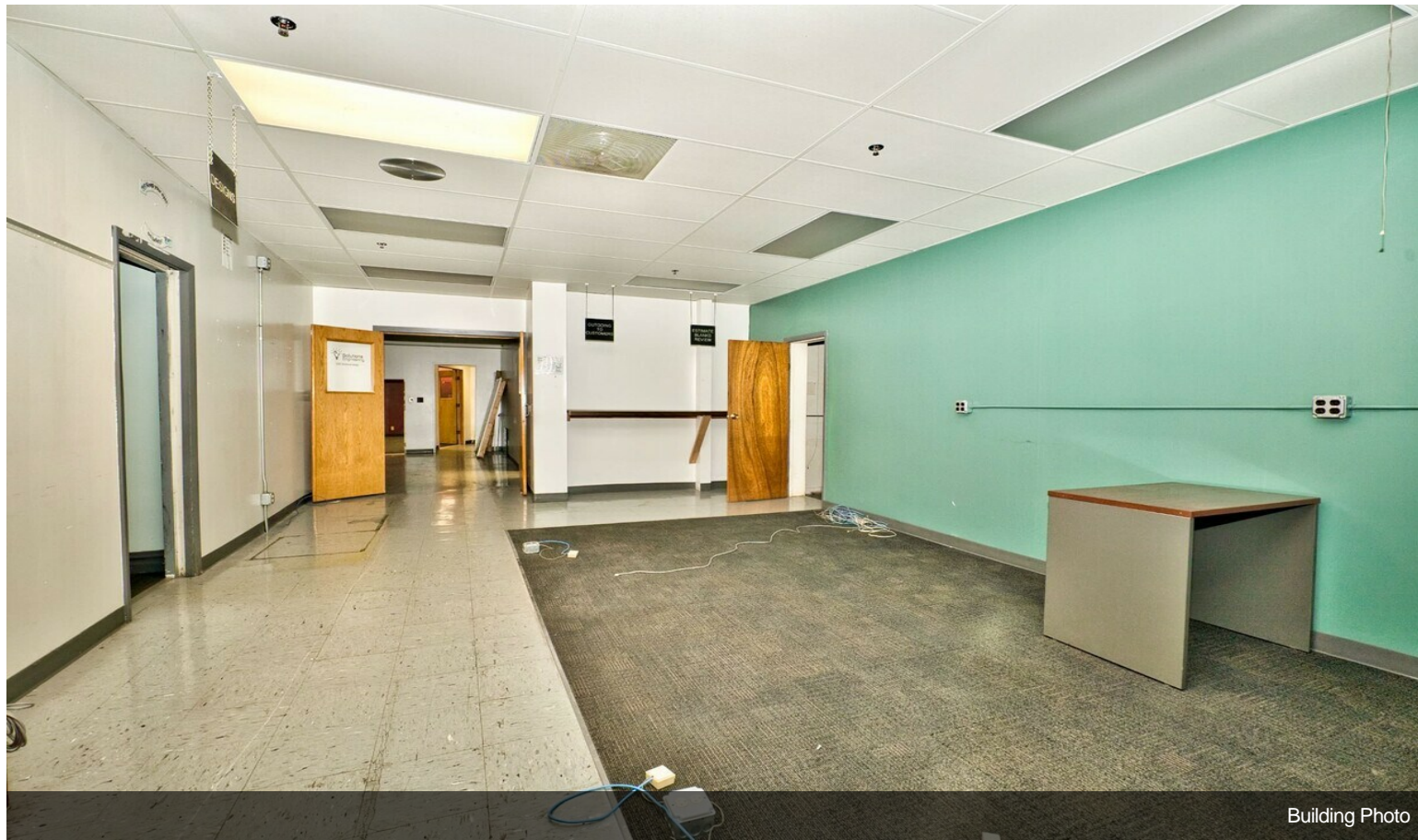


Building Photo



Building Photo

Property Photos

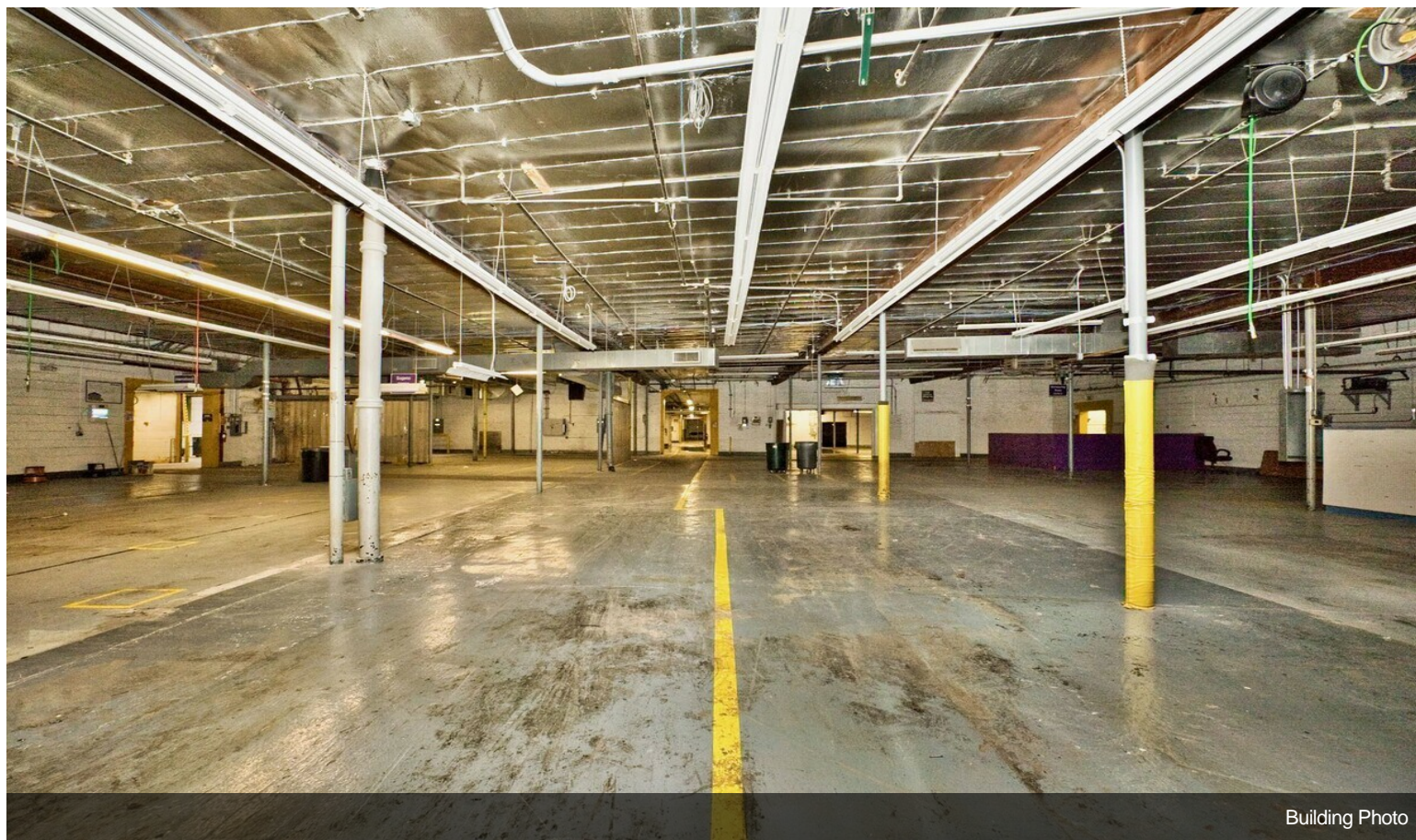


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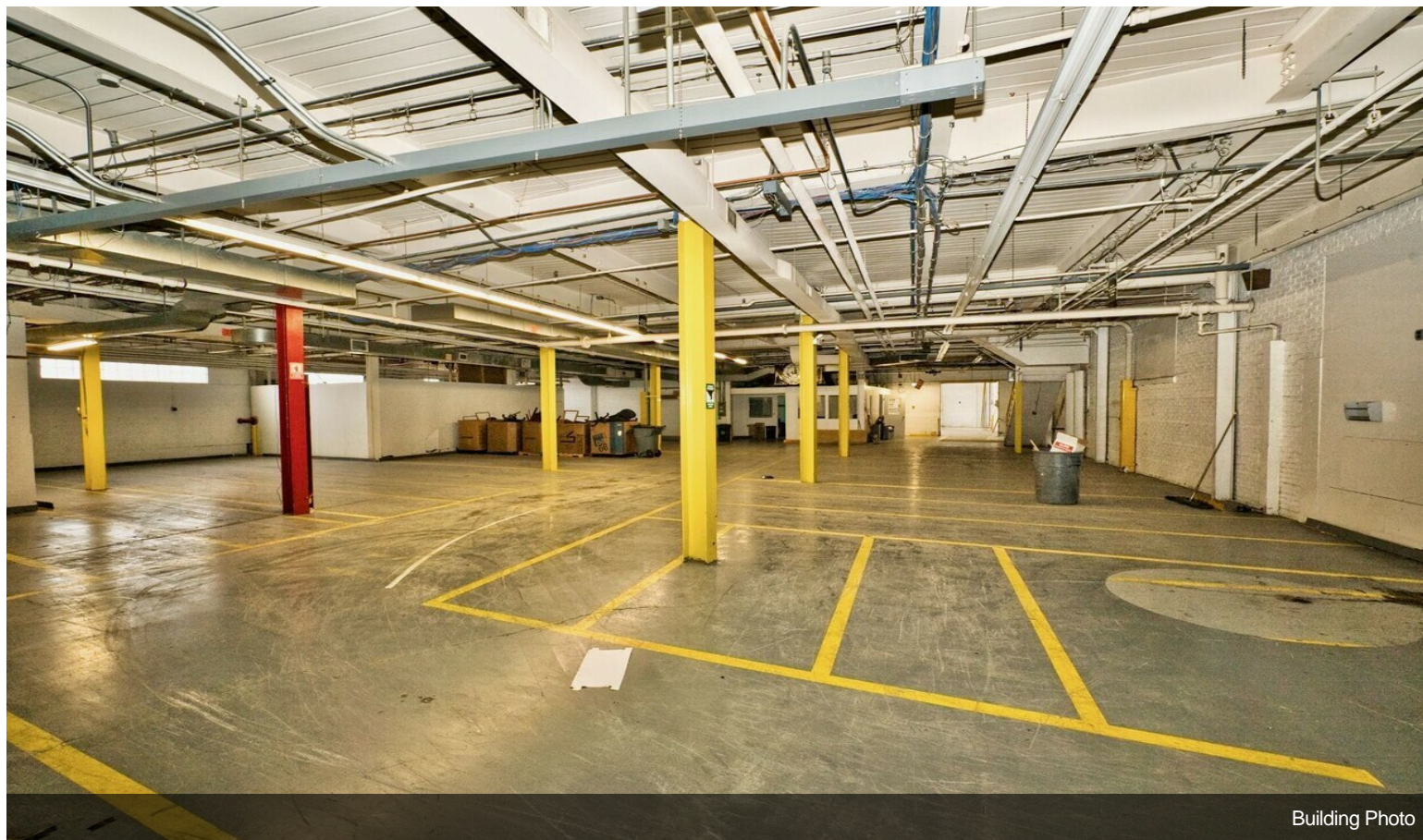


Building Photo

Property Photos

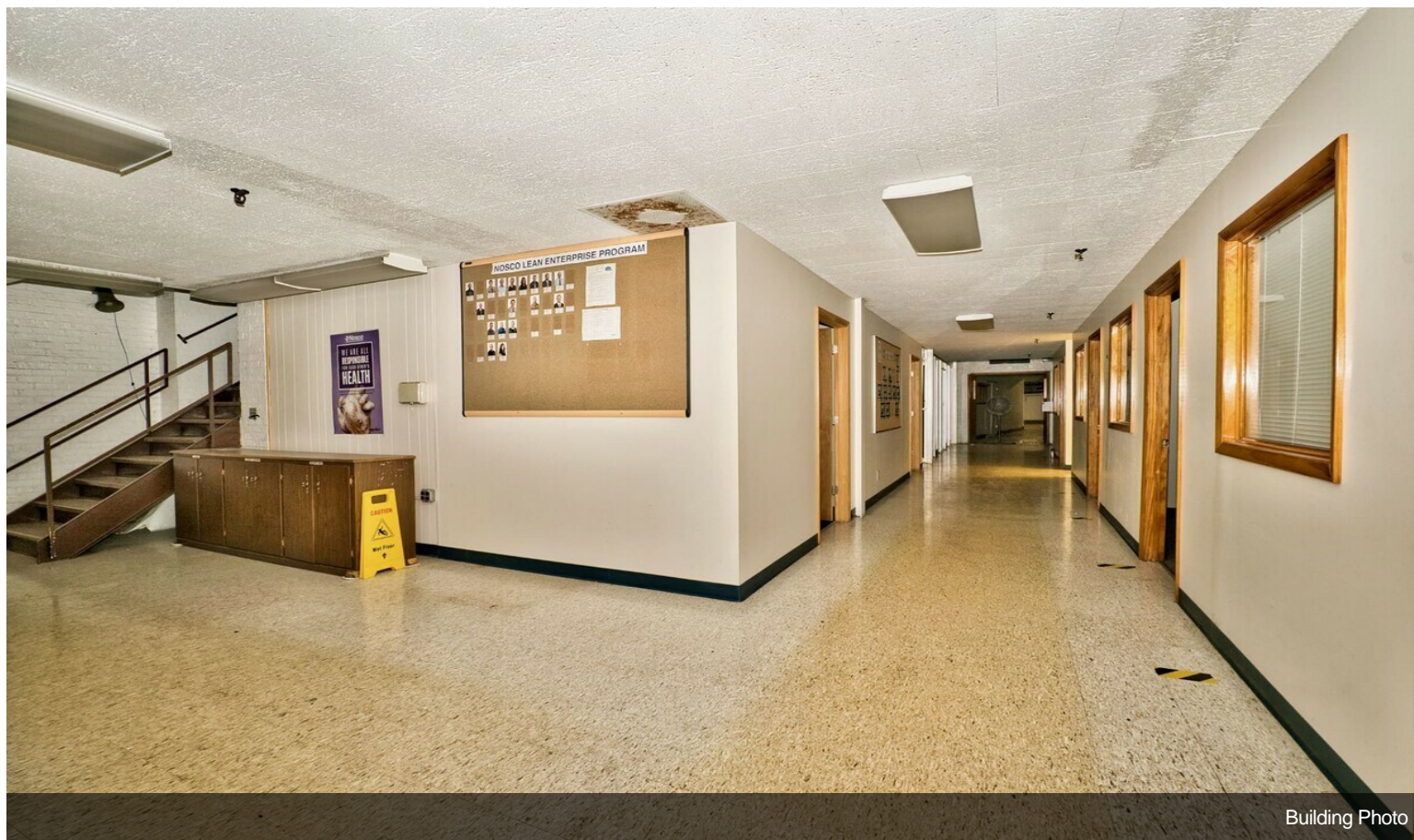


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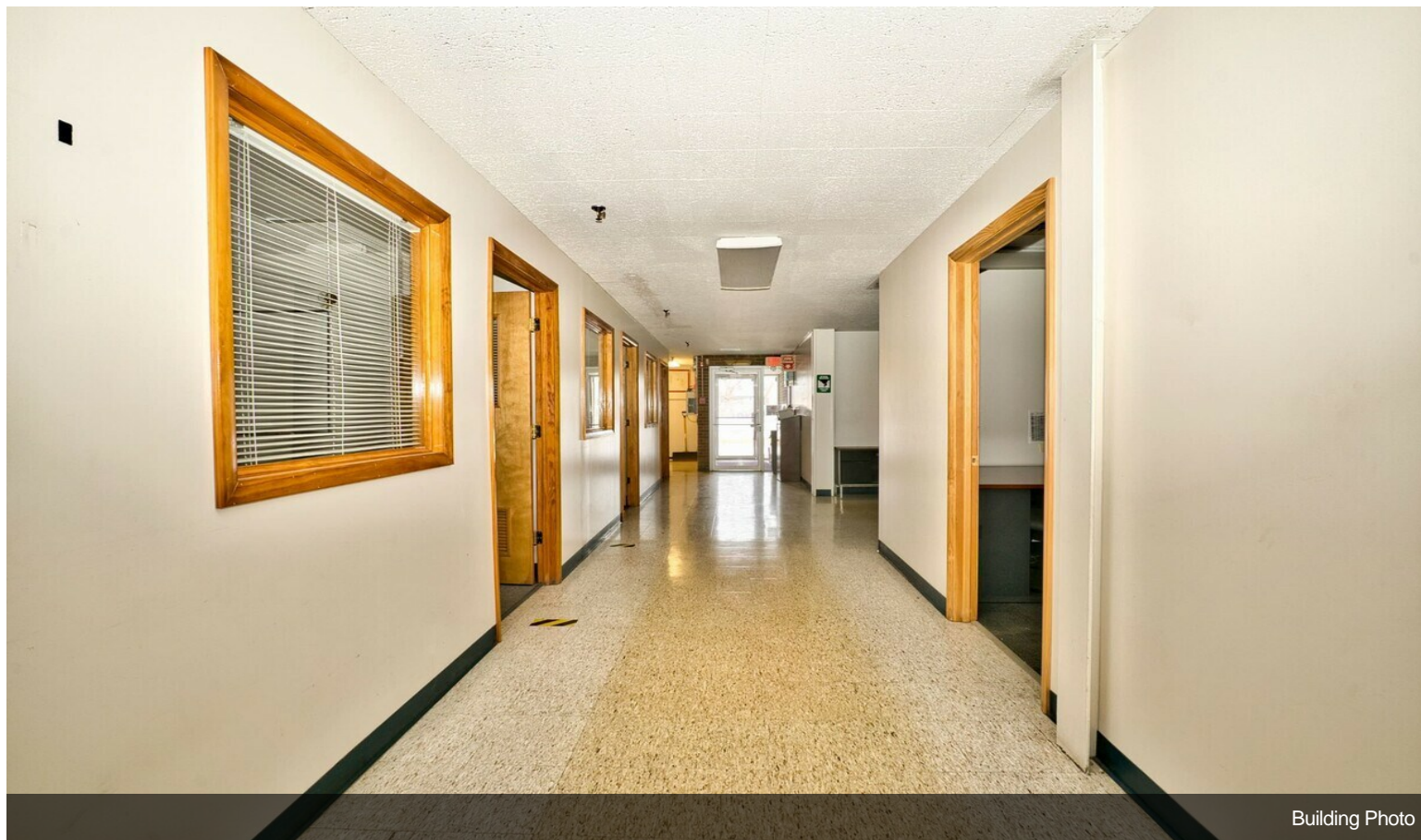


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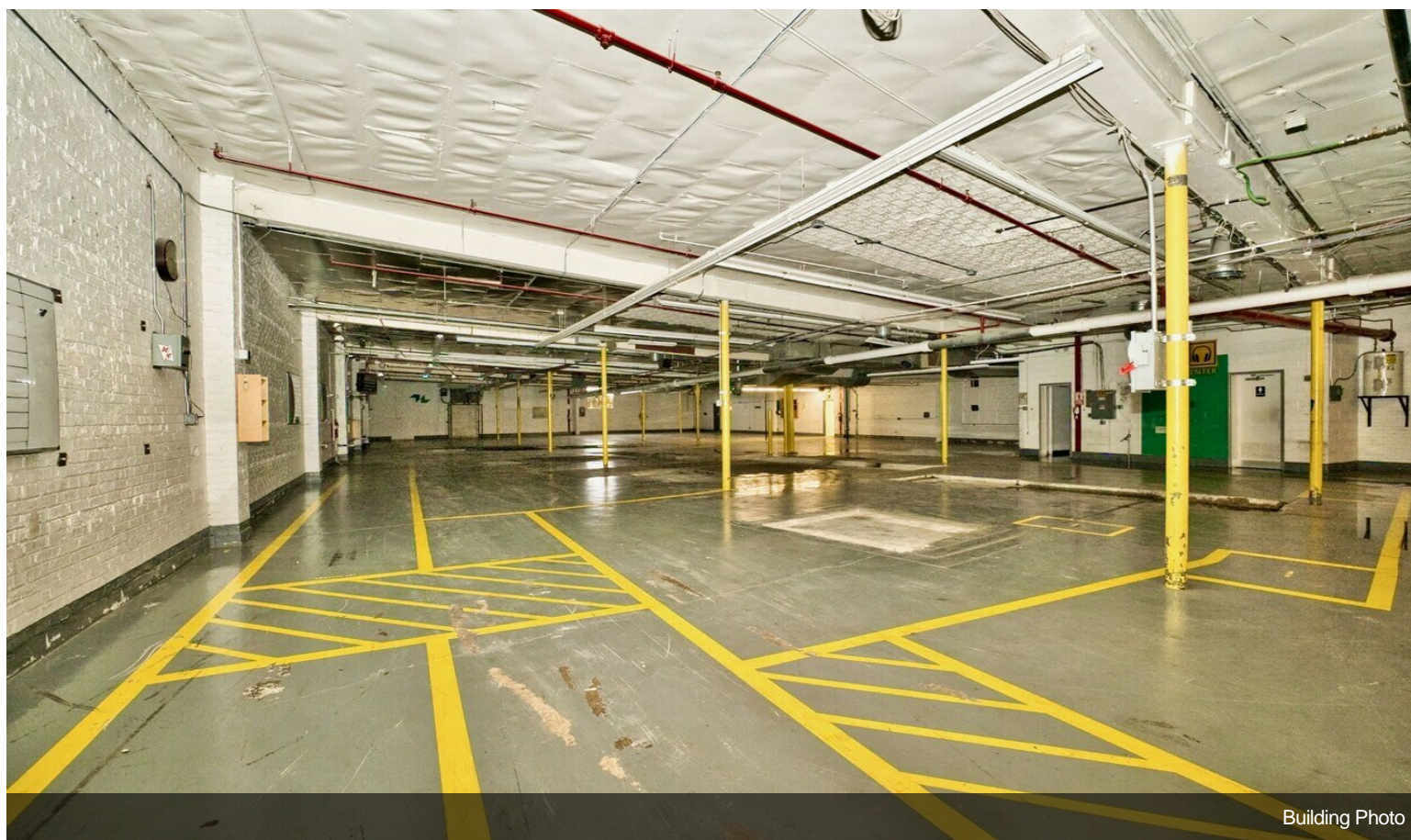


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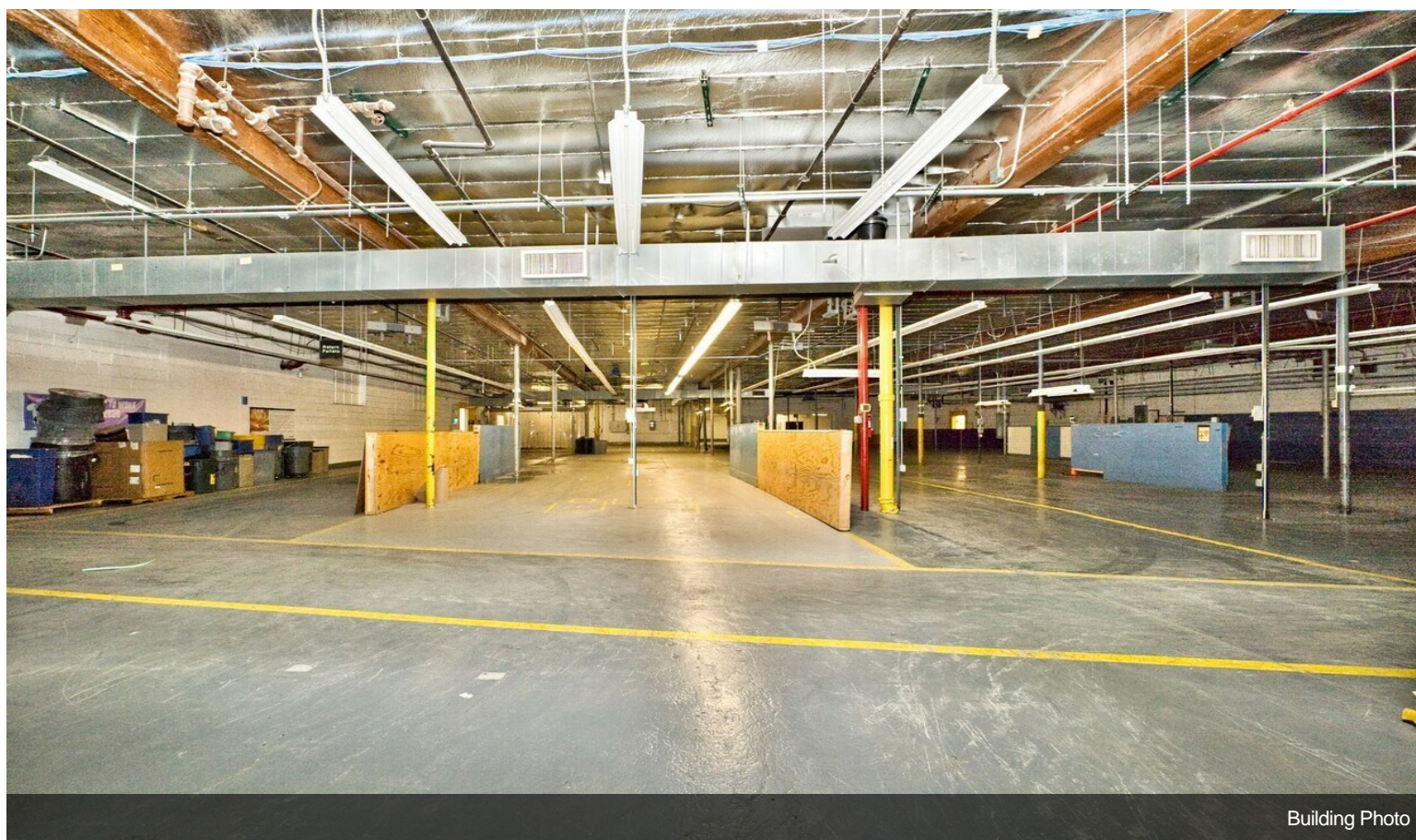


Building Photo

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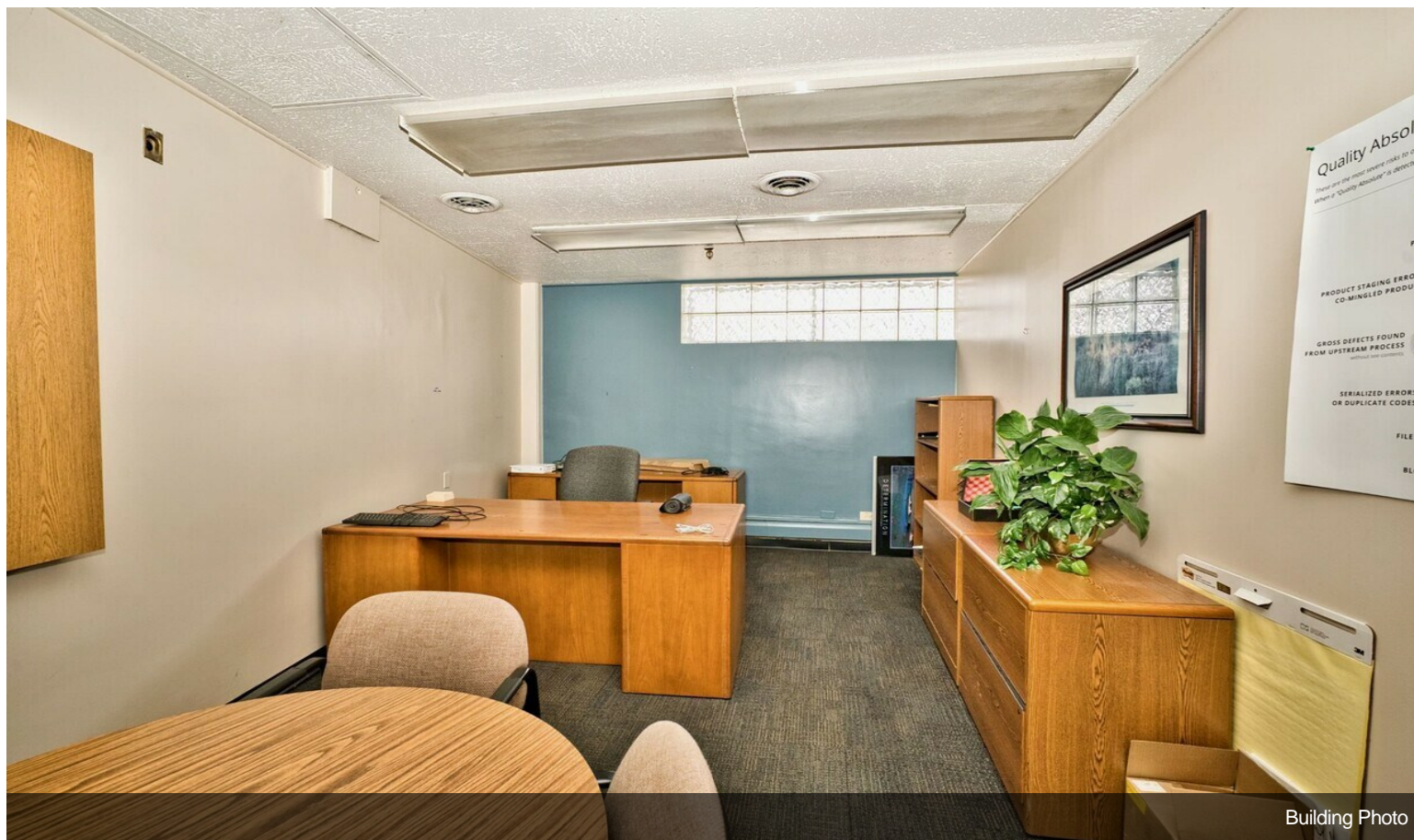


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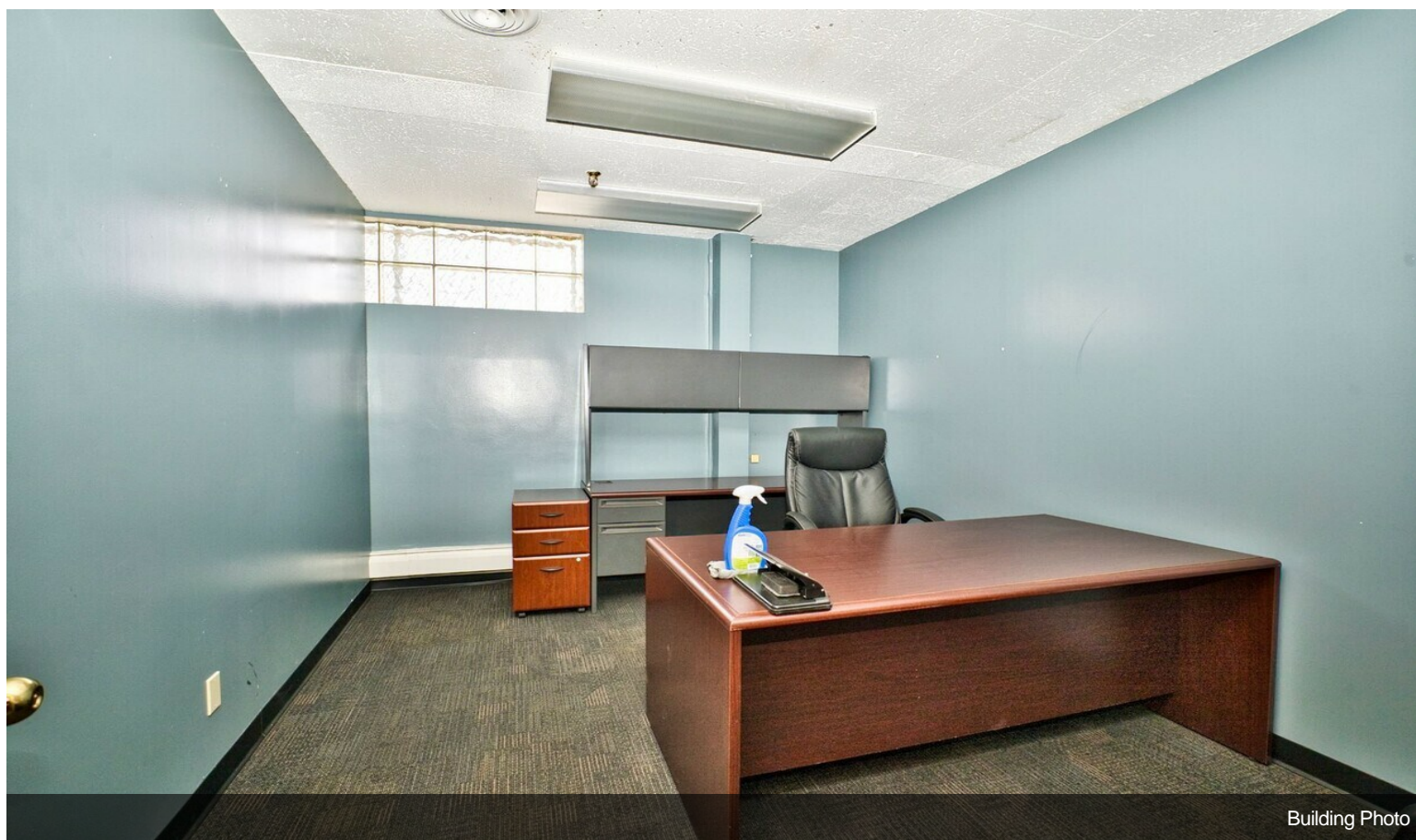


Building Photo

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