

2230 Ernie Krueger Cir., Waukegan, IL

Available: 21,365 SF



FOR LEASE: Maintenance Facility with Permitted Outdoor Storage

BUILDING SIZE: 21,365 SF

OFFICE: +/- 4,478 SF

SITE SIZE: 2.88 Acres

CAR PARKING: Ample

LOADING: 9 drive in doors, 2 docks

CLEAR HEIGHT: 20' – 30'

AGE: 1970

ZONING: I-2

POWER: Heavy

RE TAXES: \$2.07 PSF (paid 2024)

LEASE RATE: Subject to Offer



ENTRE
Commercial Realty LLC

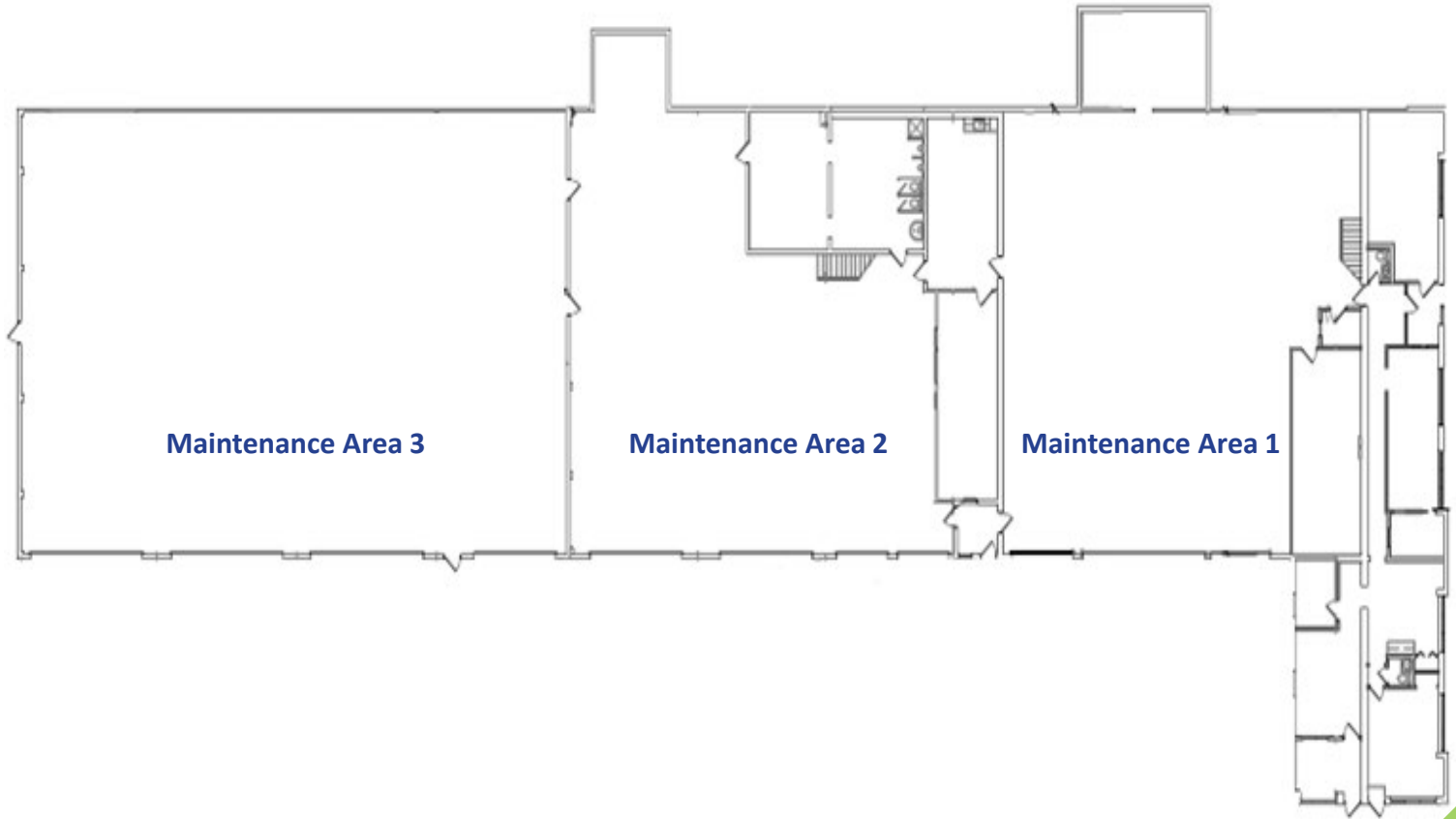
Mike DeSerto
224-588-3026
mdeserto@entrecommercial.com

Cory Kay
224-532-2497
ckay@entrecommercial.com

Elisabeth Lazzara
847-310-4209
elazzara@entrecommercial.com

The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

REPAIR BAY LAYOUT



Facility Highlights



**9 MAINTENANCE
BAYS**



**TRENCH DRAINS W/
TRIPLE CATCH
BASINS**

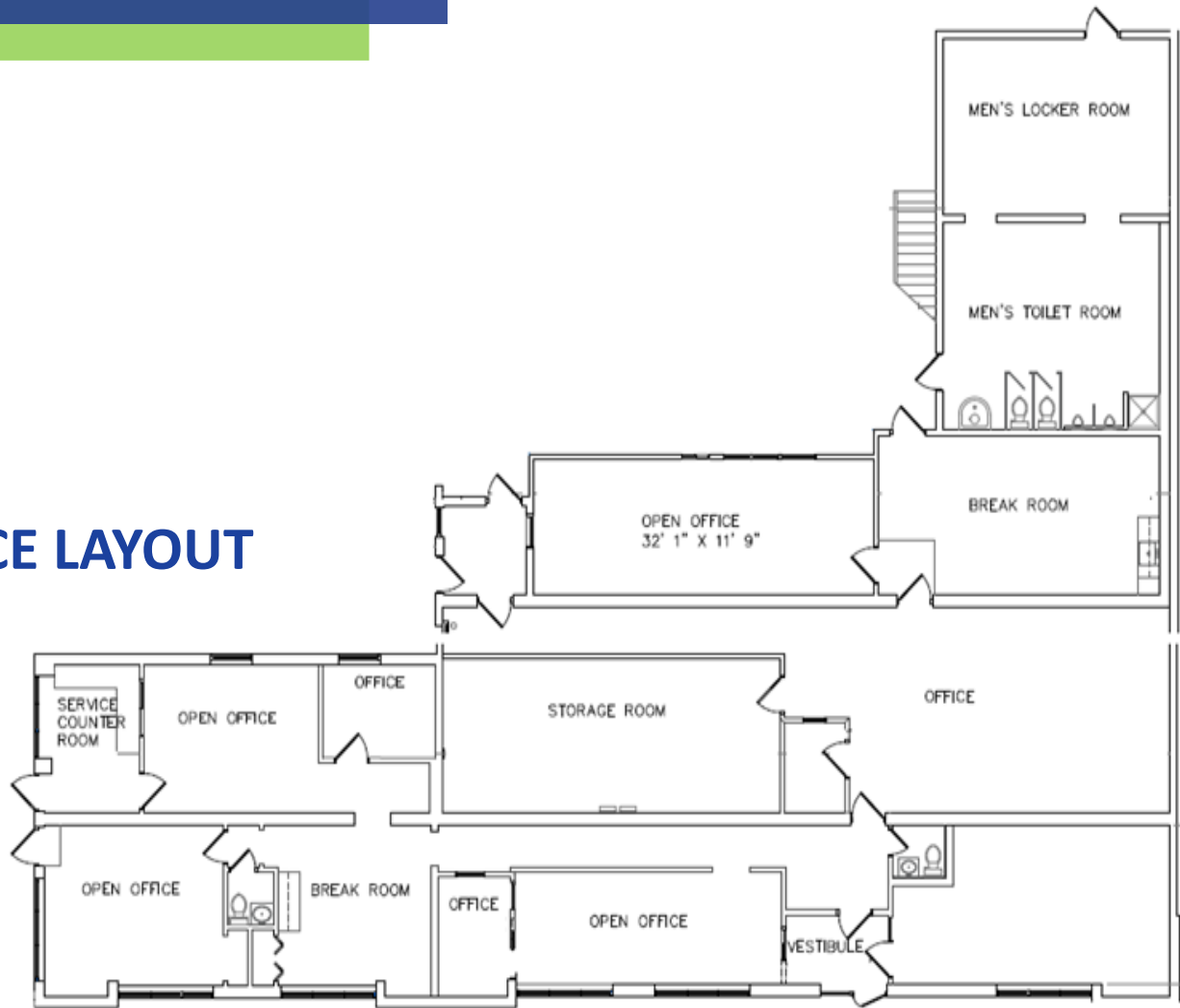


**ON-SITE FUELING
STATION**



**FULLY SECURED
LOT**

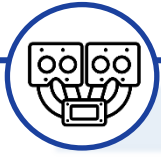
OFFICE LAYOUT



Facility Highlights



**ZONING APPROVED
FOR HEAVY USES**



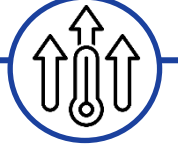
**AIR LINES AND
EXHAUST SYSTEM**



**INDUSTRIAL
PAINT BOOTH**

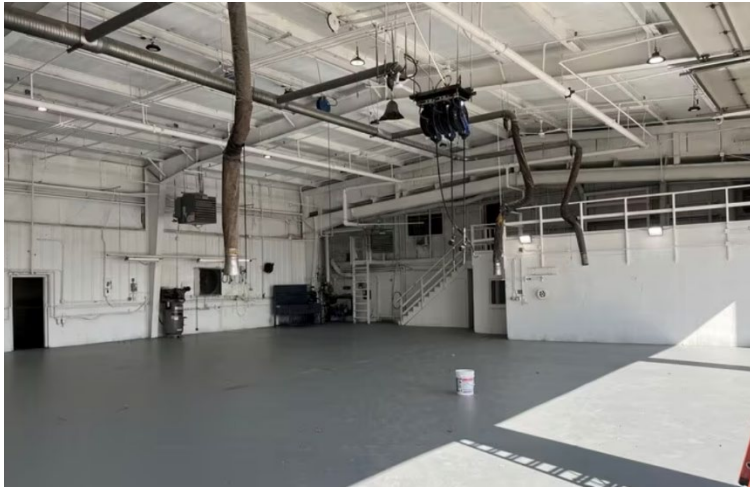


**OVERSIZED
DRIVE-IN DOORS**

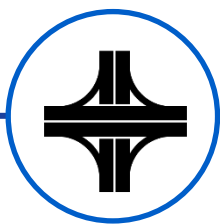


**EXTERIOR BLOCK
HEATER HOOKUPS**

PHOTOS



LOCATION



**Access to I-94
And Rt. 41**



**Low Lake County
Taxes**



**Waukegan Station
Commuter Rail
(Union Pacific North
Line)**



**35 Miles from
O'Hare Intl Airport**

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