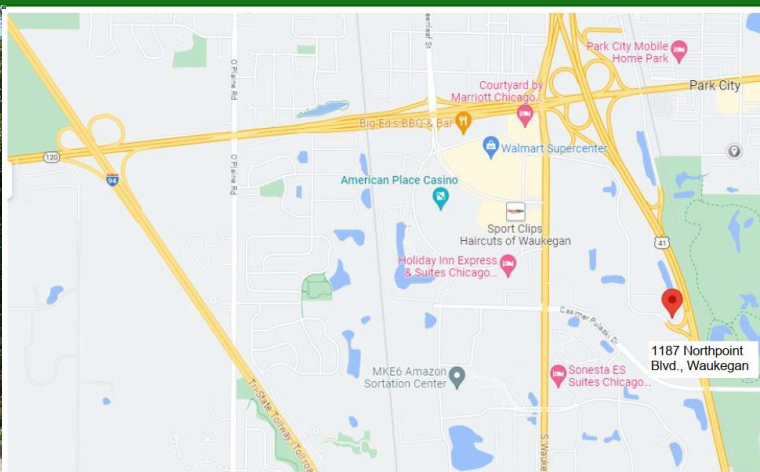


FOR SALE – INDUSTRIAL NORTHPOINT BUSINESS CENTER 10,080 SQUARE FEET

Robert A. DeSalvo, Jr.
Sierra Realty Services, Inc.
Phone: 630-428-4992
Email: rdesalvo@sierrarealtyinc.com



LOCATION: 1187 S. Northpoint Blvd.,
Waukegan, Illinois

BUILDING SIZE: 10,080 sq. ft.

LAND SITE: 74,277 sq. ft. 1.71 Acres

OFFICE: 500 sq. ft. +/-

CLEAR HEIGHT: 17'

LOADING: One (1) 10' X 12' Drive in Door

Power: 200 Amp - 110/240 volts

HVAC: Heat and A/C in Office and Warehouse

FIRE ALARM: Yes

SPRINKLERED: Yes

PARKING: 16 Stalls (expandable)

CONSTRUCTION: Commercial Cement Plaster - Insulated

REAL ESTATE TAXES: \$25,108.46 (\$1.74 per sq. ft.)

ASKING PRICE: \$1,108,000.00 (\$110.00 per sq. ft.)

LEASE RATE: Not for Lease

COMMENTS:

- * Frontage on US Highway 41/Skokie Highway
- * Located in Northpoint Business Center
- * Excellent Corporate Neighbors
- * 10 minutes from a full interchange to the Tri-State Tollway
- * Completed in 2006



Sierra Realty Services, Inc.

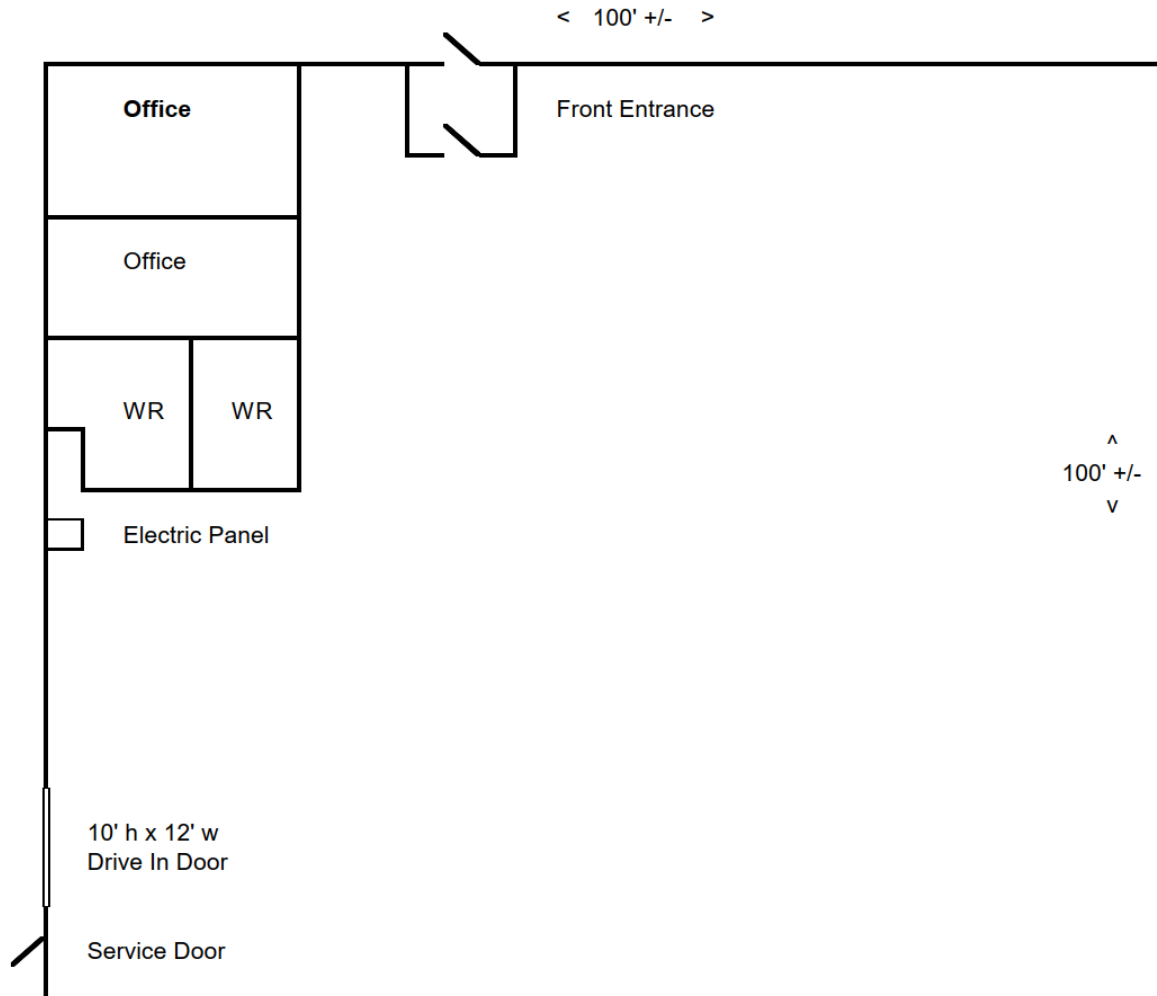
BROKERAGE
MANAGEMENT
DEVELOPMENT
CONSTRUCTION SERVICES

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The information contained in this literature has been received from secondary sources. No representation is made to the accuracy or completeness. Properties are subject to prior sale, withdrawal and other sales or rental conditions. Terms are subject to errors, omissions and change without notice.

**FOR SALE – INDUSTRIAL
NORTHPOINT BUSINESS CENTER
10,080 SQUARE FEET**

Floor Plan



Dimensions are approximate and subject to confirmation.



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