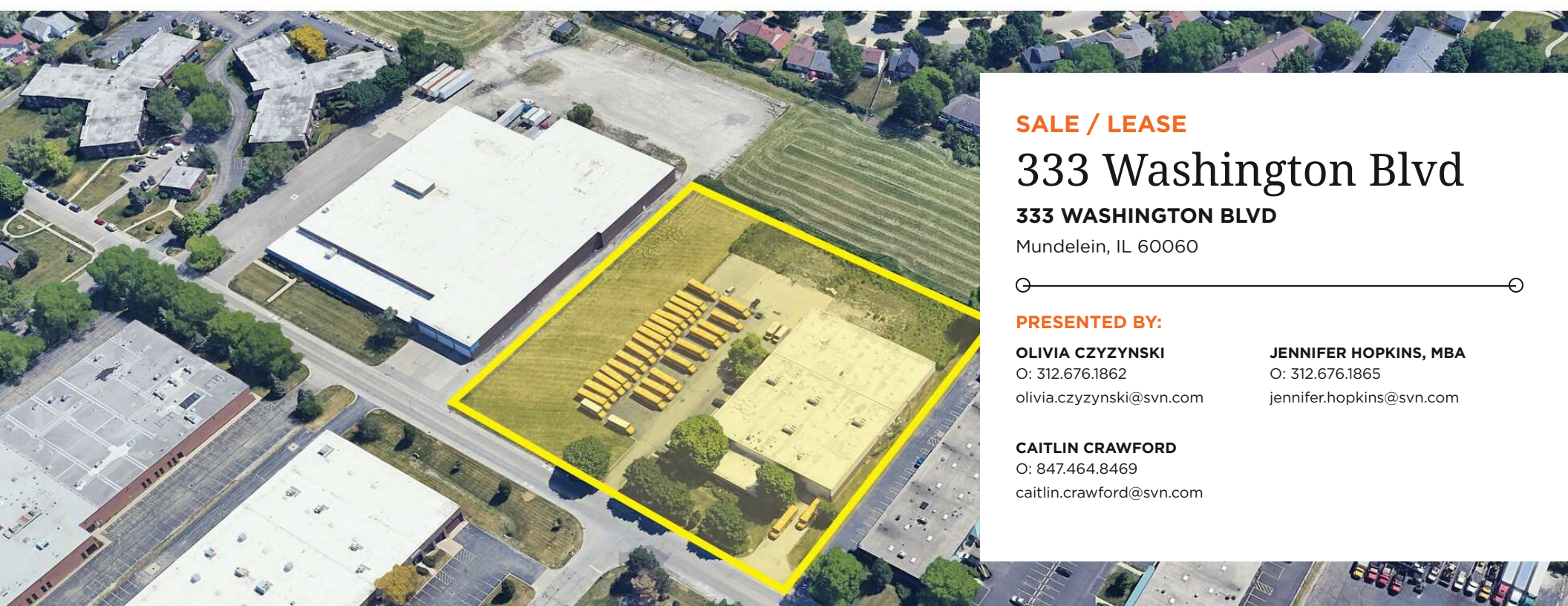


INDUSTRIAL For Sale or Lease

32,855 SF ON 4.02 AC

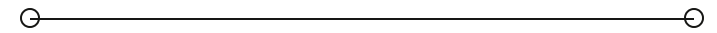


SALE / LEASE

333 Washington Blvd

333 WASHINGTON BLVD

Mundelein, IL 60060



PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

333 Washington is a 32,855 SF single-tenant building located just north of Allanson Road, minutes from Route 60 (Townline Road and Butterfield Road). The facility is fully air-conditioned, has a reinforced concrete foundation with masonry and steel walls and brick and metal panel exterior, and both parking and building are expandable. The building has a large fenced area with potential for trailer parking, heavy car parking, or outside storage.

The property is conveniently 4.5 Miles from the I-94 & Townline Road four-way interchange and 26 miles to O'Hare International Airport. Easy access via local thoroughfares such as Hawley / Route 176, Lake Street, Route 45, Route 60, and Route 83.

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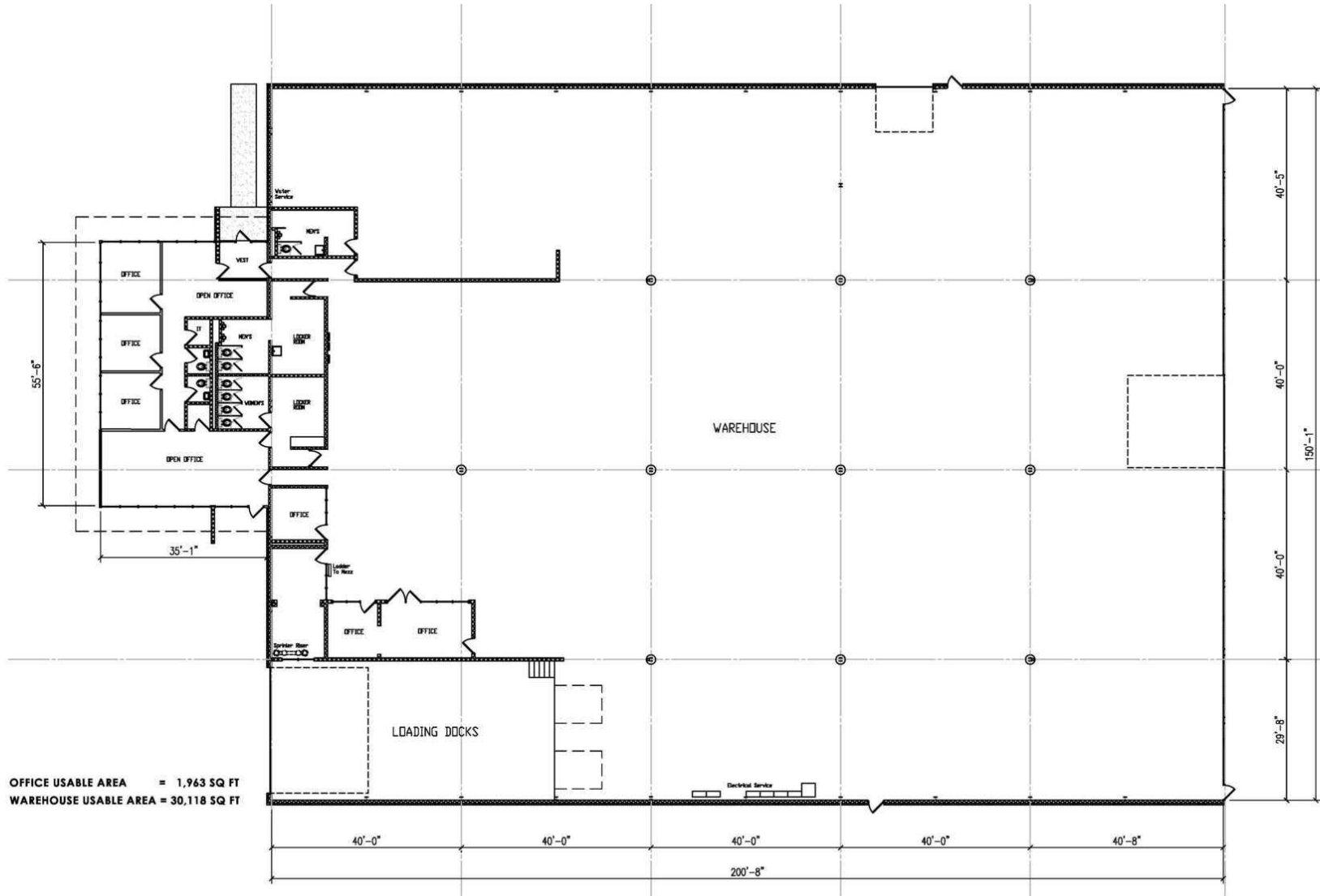
OFFERING SUMMARY & HIGHLIGHTS

SALE PRICE:	\$3,250,000
LEASE RATE:	\$12.50 SF/yr (MG)
AVAILABLE SF:	32,855 SF
OFFICE SF:	2,500 SF
YEAR BUILT:	1969
LOT SIZE:	4.02 Acres
ZONING:	M-1
APN:	11-30-403-004
2023 TAXES (PAYABLE IN 2024):	\$49,720.89
CEILING HEIGHT	17' Clear
LOADING:	2 Interior Docks 2 Drive-in Doors
POWER:	2,000 amps @240 volts; 600 amps @480volt
PARKING:	95 Surface Spaces 43 Trailer Stalls
ROOF:	EPDM rubber membrane roofing system

FLOOR PLAN

333 WASHINGTON BLVD

MUNDELEIN, ILLINOIS

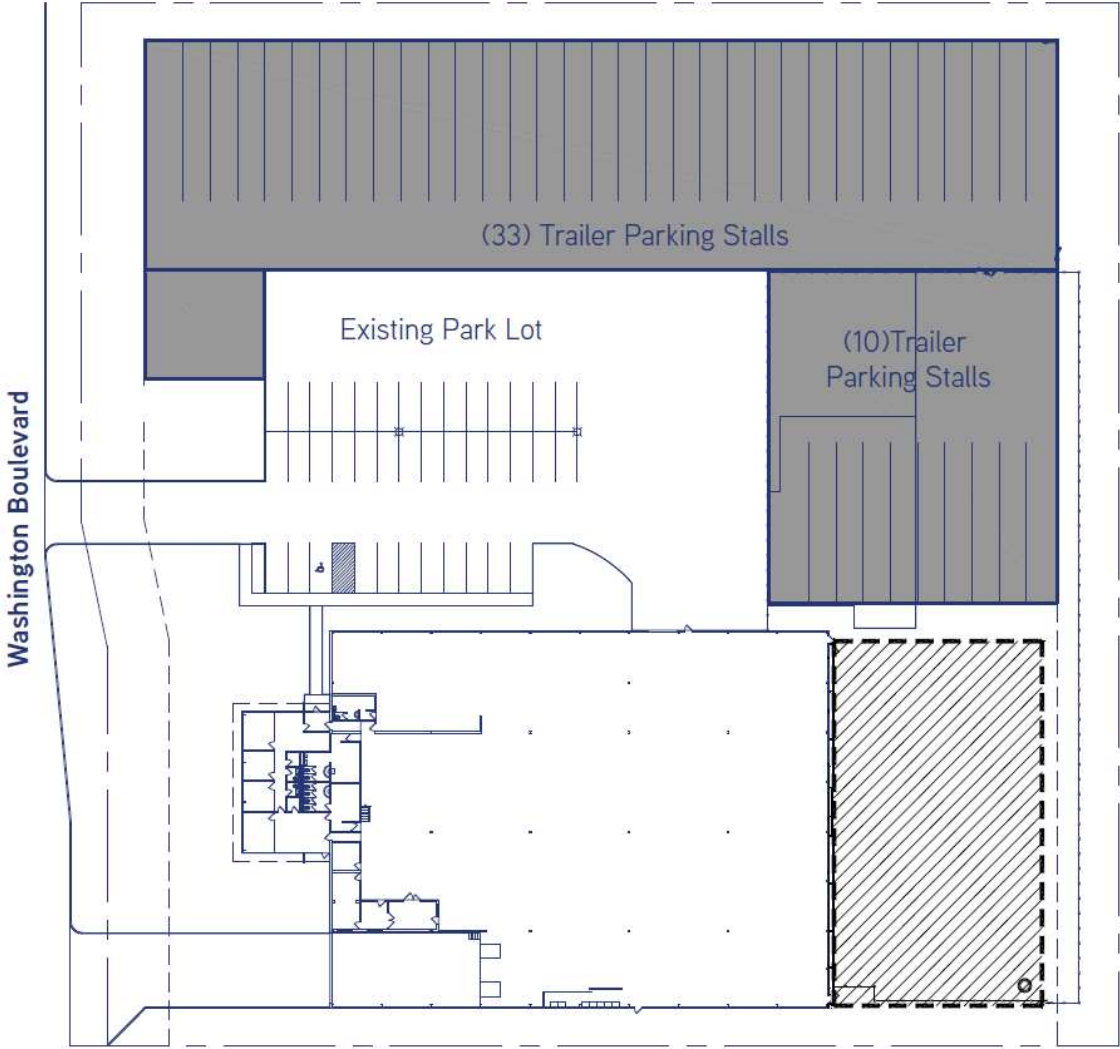


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PROPERTY SITE PLAN

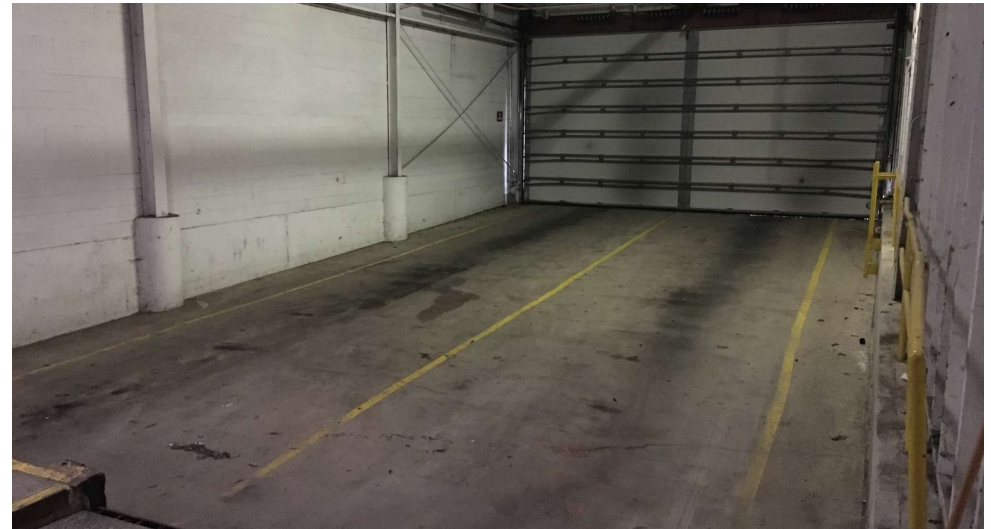


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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

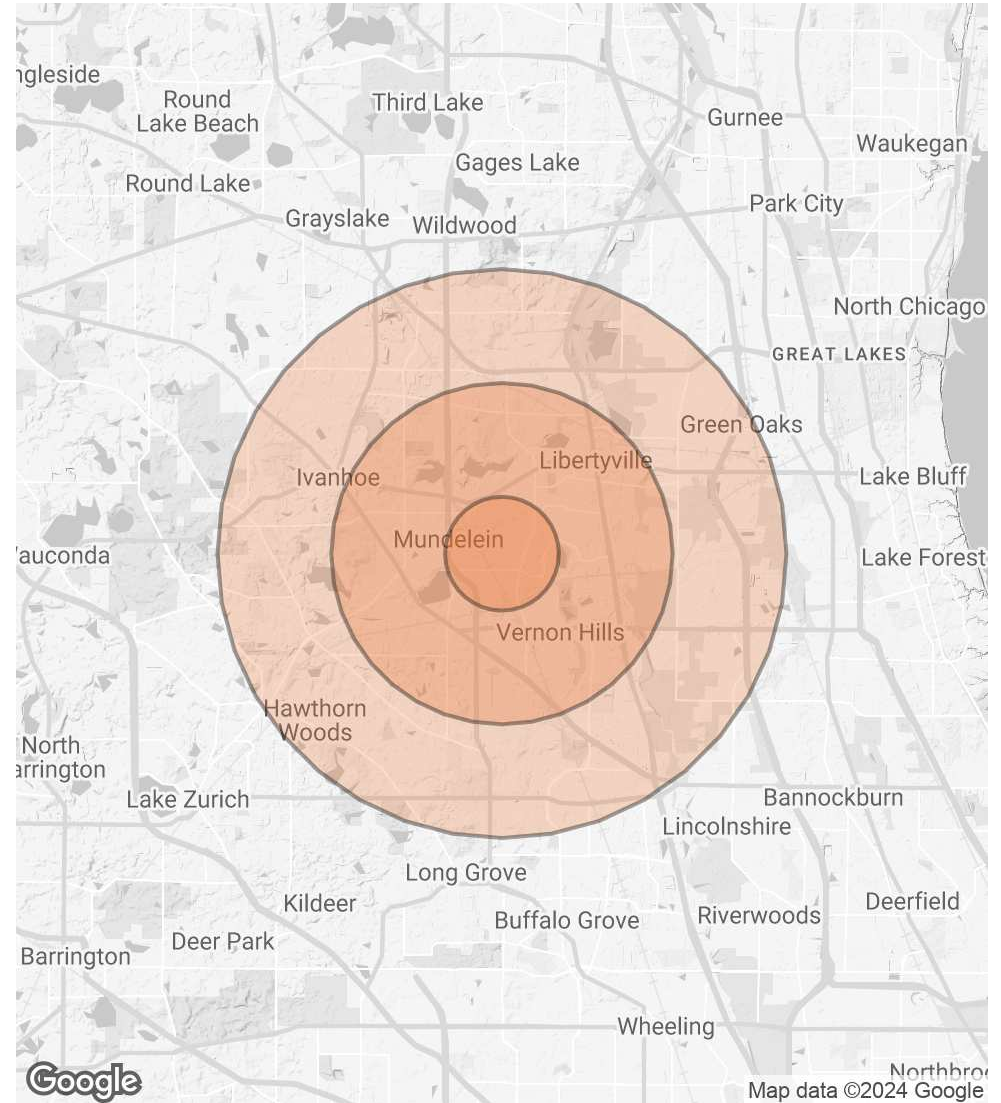
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,855	75,419	114,107
AVERAGE AGE	38	41	42
AVERAGE AGE (MALE)	37	40	41
AVERAGE AGE (FEMALE)	39	42	43

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,037	27,970	41,775
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$147,748	\$164,936	\$185,537
AVERAGE HOUSE VALUE	\$370,355	\$455,698	\$522,297

Demographics data derived from AlphaMap



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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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