

LAKE COUNTY FLEX WAREHOUSE BUILDING FOR LEASE
25,000 SF AVAILABLE



FOULDS WAREHOUSE PROPERTY
410 E. Church St., Libertyville, IL 60048



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a Troy Realty LTD affiliate

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Property Highlights



PROPERTY HIGHLIGHTS

410 E. Church St., Libertyville

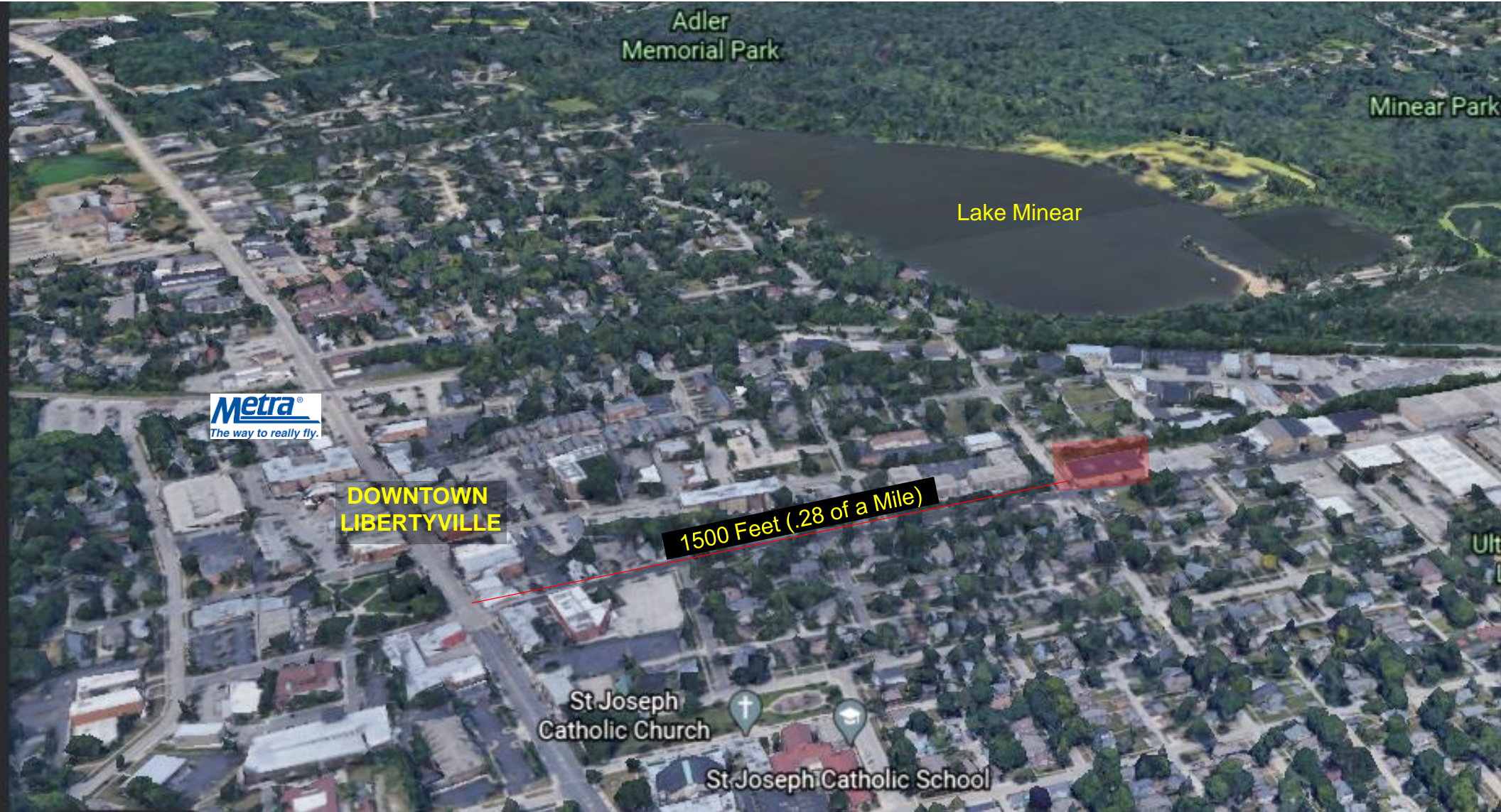
- 4 Blocks from Downtown Libertyville
- 1.5 Miles from I-94
- .5 Mile to Metra Train station
- Total land size of 1.21 acres
- 25,000 Square Feet of Existing Space
- Constructed in approximately 1962
- Building Improvements/Transformation planned
- Average HH income over \$167k within 2 miles

Building Type:	Industrial/Warehouse building built with concrete, concrete block, brick, and steel construction
Address:	410 E. Church St.. Libertyville IL 60048
Property Size:	52,866 Total Land SF (1.21 acres)
Building Size:	Total of 25,000 SF (Approx.)
Clear Height:	20' in the main warehouse (20,000 SF) 12' clear height in the staging/Dock area
Availability:	Immediate
Taxes:	\$0.98 per SF \$24,375 (2024)
CAM:	\$2.00 per SF (estimated)
Lease Rate:	Subject to Offer
Purchase Price:	Subject to Offer
Sprinkler System:	Yes, Wet
PIN:	11-16-413-001
Zoning:	I-3 current zoning
Parking:	TBD
Offer Guidelines	Subject to Offer

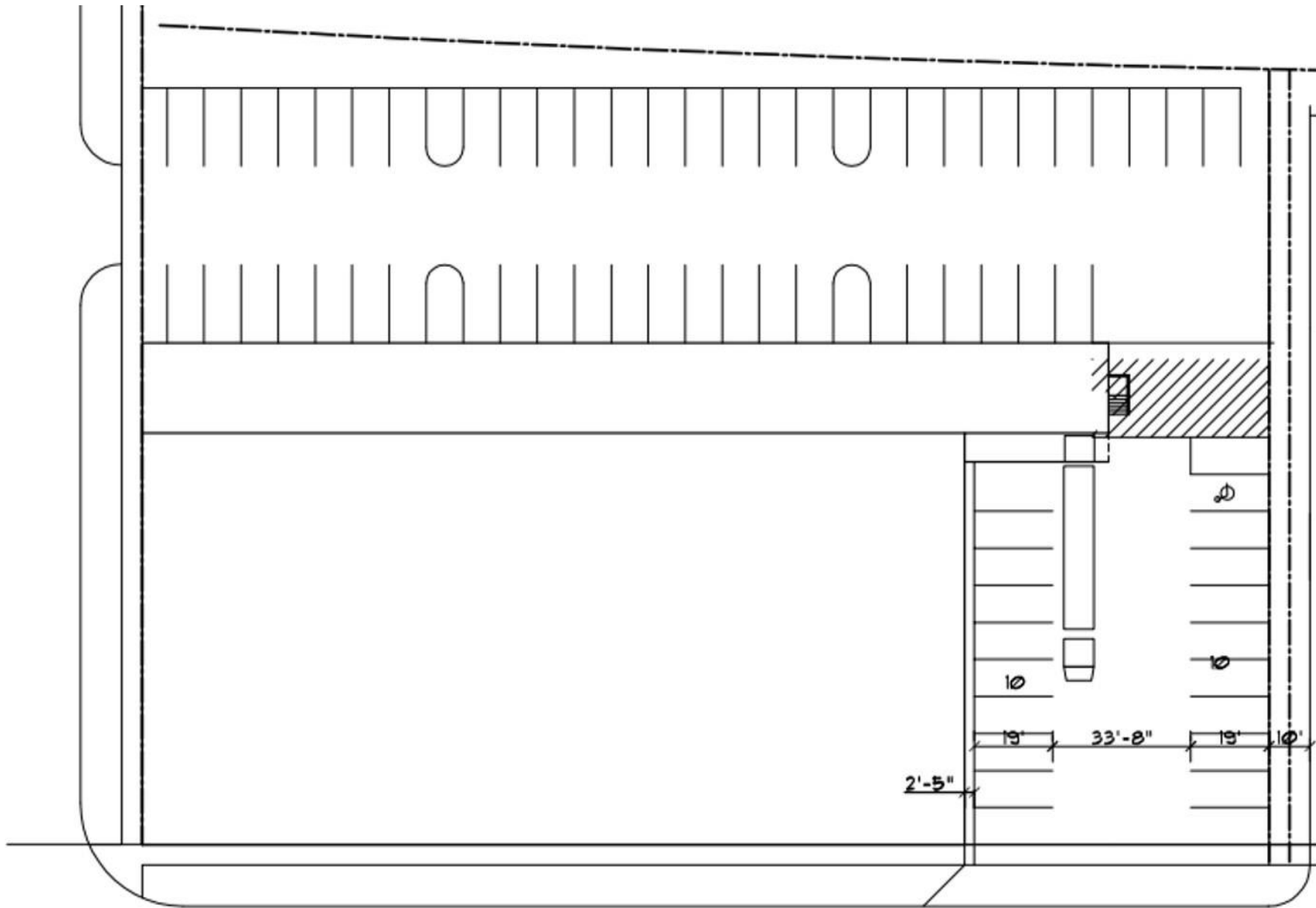
LOCATION AERIAL



LOCATION OVERVIEW

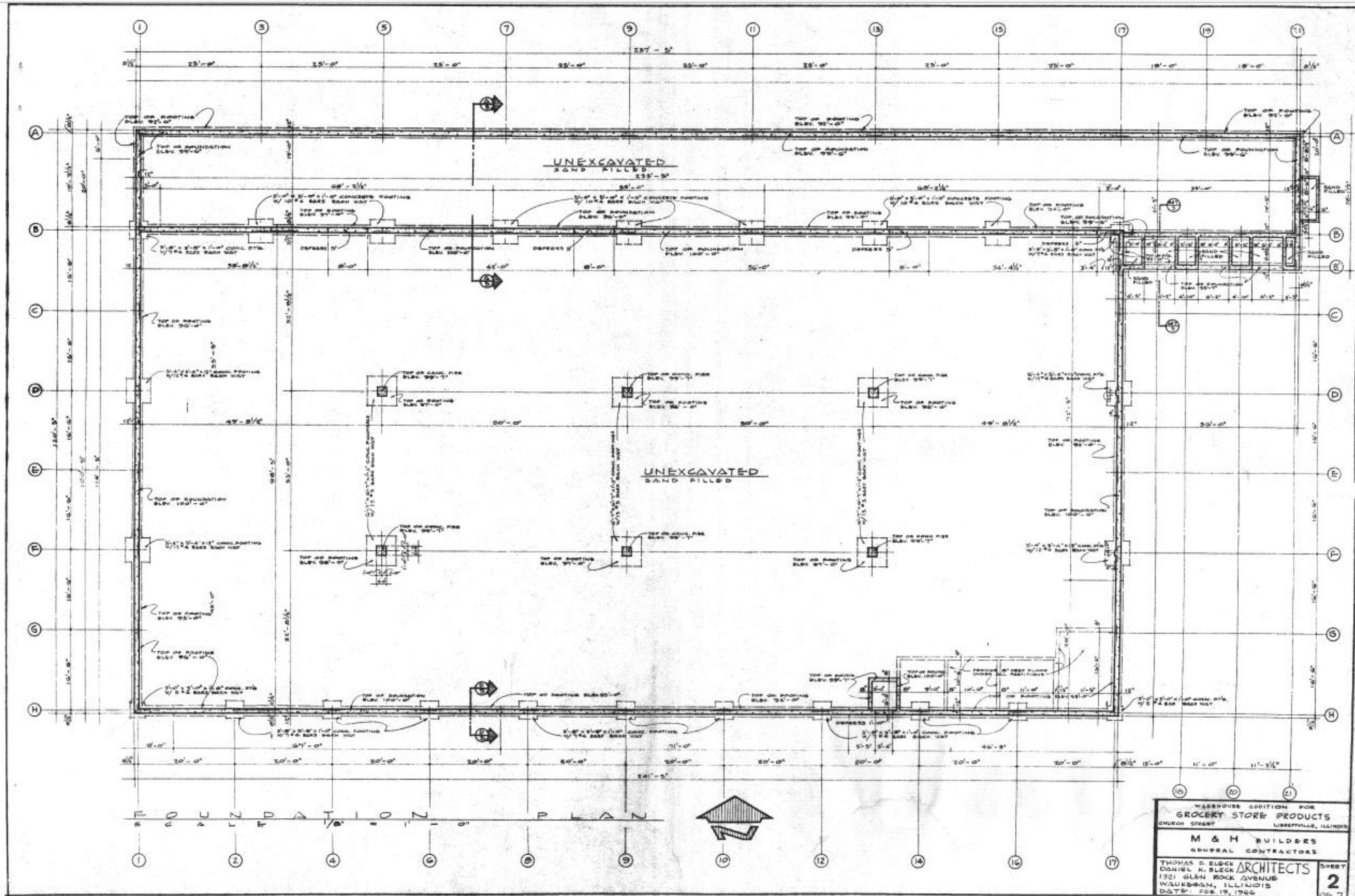


410 E. CHURCH ST. PROPOSED SITE PLAN



410 CHURCH ST

410 E. CHURCH ST. BUILDING PLAN



WAREHOUSE addition FOR GROCERY STORE PRODUCTS CHURCH STREET LIBERTYVILLE, ILLINOIS	
M & H BUILDERS GENERAL CONTRACTORS	
THOMAS D. BLECK ARCHITECTS 1321 GLEN ROCK AVENUE WALKERBURN, ILLINOIS DATE: FEB. 19, 1966	
SHEET 2 OF 7	

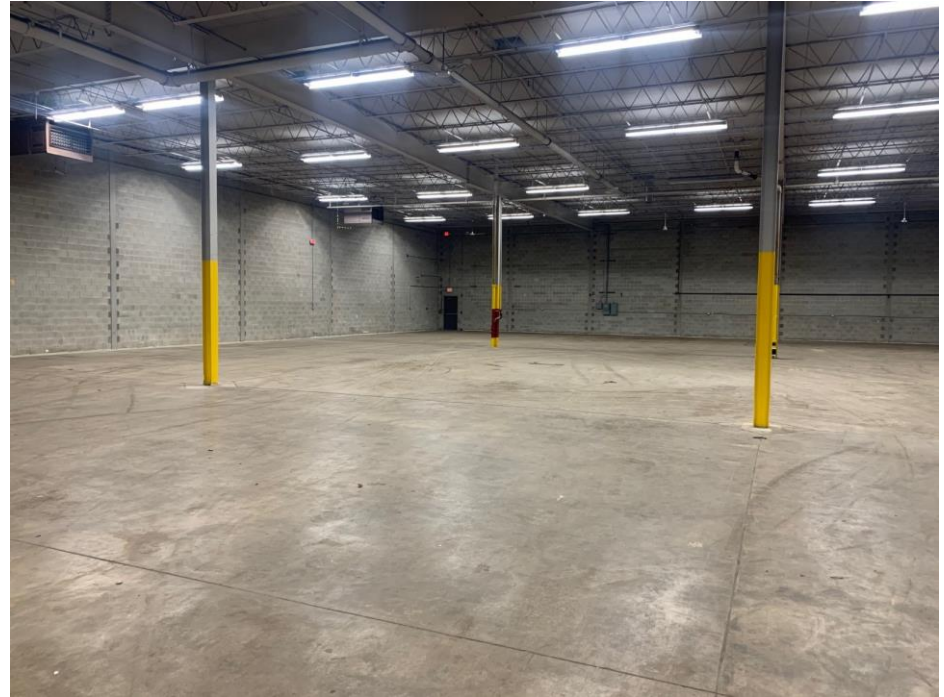
LOCATION OVERVIEW - ZONING



- I-3 Zoning Currently In Place
- Zoning change, special use, or PUD (Planned Unit Development) are possible for new uses



PROPERTY PHOTOS – 410 E. CHURCH ST.





FOR MORE INFORMATION, CONTACT:

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