



ROBERT E. FRANK
 OWNER / MANAGING BROKER
 847-508-5263



Industrial
**PROPERTY
 FOR SALE**
 ASKING
\$ 1,995,000

**350 CENTER ST.
 GRAYSLAKE, IL 60030**



ABOUT PROPERTY

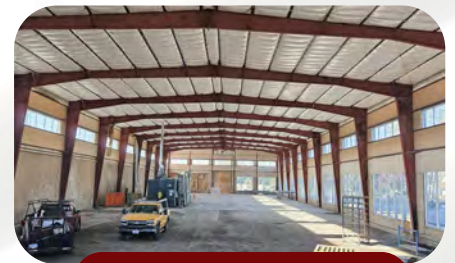
Opportunity to own a massive 34,000 sf office/warehouse space for under \$60 per square foot. This former glass company manufacturing facility is zoned Limited Industrial. Located in the Grayslake Central Business district on 1.3 acres. The brick/frame 12,000 sf front area was constructed in 1952. This office/loading dock area is sprinkled, has employee washrooms and has AC and gas forced air heat. There is also a large, floored loft area with additional storage. The rear 22,000 sf warehouse is constructed of steel, brick and glass. This clear span structure is 80' wide by 275' long. The addition was done in 2006 with partial concrete flooring and compacted grindings. Multiple existing openings can accommodate large overhead doors. Sellers prefer "as is" sale with some equipment/materials to remain on site. Contact LO for showings.

FEATURES

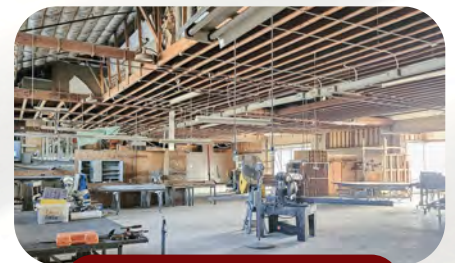
- Approx. 34,218 sq. ft Bldg.
 - 12,218 sf Light Manufacturing
 - 22,000 sf Office/Multi-Use
- Approx. 1.37 Acres
- Zoned Limited Industry (LI)
- Grayslake Business District
- 3 Trailer Docks
- Fire Sprinklers
- Multiple-Use Options



34,218 SF



WAREHOUSE



MULTI-USE

- 847-356-LAND
- P.O. BOX 1111, LAKE VILLA, IL 60046
- WWW.ROBERTEFRANKREALESTATE.COM
- ROBERTEFRANKREALESTATE@GMAIL.COM



Industrial
 Status: **NEW**
 Area: **30**
 Address: **350 Center St , Grayslake, IL 60030**
 Directions: **From Rt 45 and Center Street intersection go west on Center Street to 350 Center Street (NE corner of RR tracks and Center)**

MLS #: **12194869** List Price: **\$1,995,000**
 List Date: **10/24/2024** Orig List Price: **\$1,995,000**
 List Dt Rec: **10/24/2024** Sold Price:

Lst. Mkt. Time: **5** Rented Price:
 Contract: Lease SF/Y:
 Concessions: Mthly. Rnt. Price:
 Unincorporated: **No** CTGF:
 Blt Before 78: **Yes**
 County: **Lake**

Year Built: **1952** PIN #: **06263000290000**
 Zone Type: **Industrial** Multiple PINs: **No**
 Act Zoning: **LI** Relist:
 Subtype: **Distribution Warehouse, Manufacturing / Warehousing** Unit SF: **34218** (Leasable Area Units: **Square Feet**)
 Min Rentable SF: **34218**
 Max Rentable SF: **34218**

Tot Bldg SF: **34218** # Stories: **1** Lease Type:
 Office SF: Gross Rentable Area: **34218** Com Area Maint SF/Y:
 Land SF: **55321** Net Rentable Area: **34218** Est. Tax per SF/Y:
 Lot Dim: **95X891X31X281X50X649** Investment: **Yes** User: **Yes**
 Lot Size Source: **County Records** List Price Per SF: **\$58.30** Sold Price Per SF: **\$0**
 Mobility Score: -



Remarks: **Opportunity to own a massive 34,000 sf office/warehouse space for under 60 dollars per square foot. This former glass company manufacturing facility is zoned Limited Industrial. Located in the Grayslake Central Business district on 1.3 acres. The brick/frame 12,000 sf front area was constructed in 1952. This office/loading dock area is sprinkled, has employee washrooms and has AC and gas forced air heat. There is also a large, floored loft area with additional storage. The rear 22,000 sf warehouse is constructed of steel, brick and glass. This clear span structure is 80' wide by 275' long. The addition was done in 2006 with partial concrete flooring and compacted grindings. Multiple existing openings can accommodate large overhead doors. Sellers prefer "as is" sale with some equipment/materials to remain on site. Contact LO for showings.**

Approximate Age: **16-25 Years**
 Type Ownership: **Limited Liability Corp**
 Frontage/Access: **City Street**
 Current Use: **Industrial/Mfg, Retail**
 Potential Use: **Commercial, Industrial/Mfg, Office and Research, Restaurant, Retail, Special Use, Zoning Change Required**
 Known Encumbrances: **None Known**
 Client Needs: **Cash**
 Client Will:
 Geographic Locale: **North Suburban**
 Location: **Central Business District**
 # Drive in Doors: **2**
 Door Dimensions:
 Freight Elevators:
 Min Ceiling Height: **9'0**
 Max Ceiling Height: **32'0**
 Clear Span: **Yes**

Bay Size:
 # Trailer Docks: **3**
 Construction: **Brick, Concrete, Concrete Block, Steel, Wood Frame**
 Exterior: **Vinyl Siding, Brick, Block, Glass, Brick Veneer**
 Foundation: **Concrete, Other**
 Roof Structure: **Metal Decking, Truss, Other**
 Roof Coverings: **Shingle Composition, Membrane, Metal**
 Docks/Delivery: **Interior**
 Misc. Outside:
 # Parking Spaces: **20**
 Indoor Parking: **31-50 Spaces**
 Outdoor Parking: **19-30 Spaces**
 Parking Ratio:
 Total # Units: **1**
 Total # Tenants:
 Extra Storage Space:
 Misc. Inside: **Air Conditioning, Heavy Floor Load, Private Restroom/s, Storage Inside, Mezzanine**
 Floor Finish: **Carpet, Concrete, Varies**

Air Cond: **Central Air**
 Electricity: **Over 600 Amps**
 Heat/Ventilation: **Ceiling Units, Central Bldg Heat, Forced Air, Gas**
 Fire Protection: **Hydrants On Site, Smoke or Fire Protectors, Sprinklers**
 Water Drainage: **Storm Sewers**
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal**
 Tenant Pays:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info: **Aerial Map, Demographics, Tax Bill, Traffic Counts**
 Sale Terms:
 Possession: **Closing**
 Gas Supplier: **Nicor Gas**
 Electric Supplier: **Commonwealth Edison**

Financial Information
 Gross Rental Income: **\$0**
 Annual Net Oper Income: **\$0**
 Real Estate Taxes: **\$42,456**
 Tax Year: **2023**

Total Monthly Income:
 Net Oper Income Year:
 Total Annual Expenses: **\$0**
 Expense Source:

Total Annual Income: **\$0**
 Cap Rate:
 Expense Year:
 Loss Factor:

Operating Expense Includes:
 Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
 List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
 CoList Broker:
 More Agent Contact Info:

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