

3.62 ACRES
INDUSTRIAL / OUTDOOR
STORAGE OPPORTUNITY

**For
Sale**

AVAILABLE:
3.62 Acres

2428 Wadsworth Rd.
Waukegan, IL

LOT SIZE: **3.62 ACRES**

ZONING: **I1**

TAXES: **\$2,274 (2026)**

LEASE RATE: **\$750,000**

✓
**Industrial
Land with
Outdoor
Storage
Potential**

✓
**Proposed
10-20K
Metal
Building**

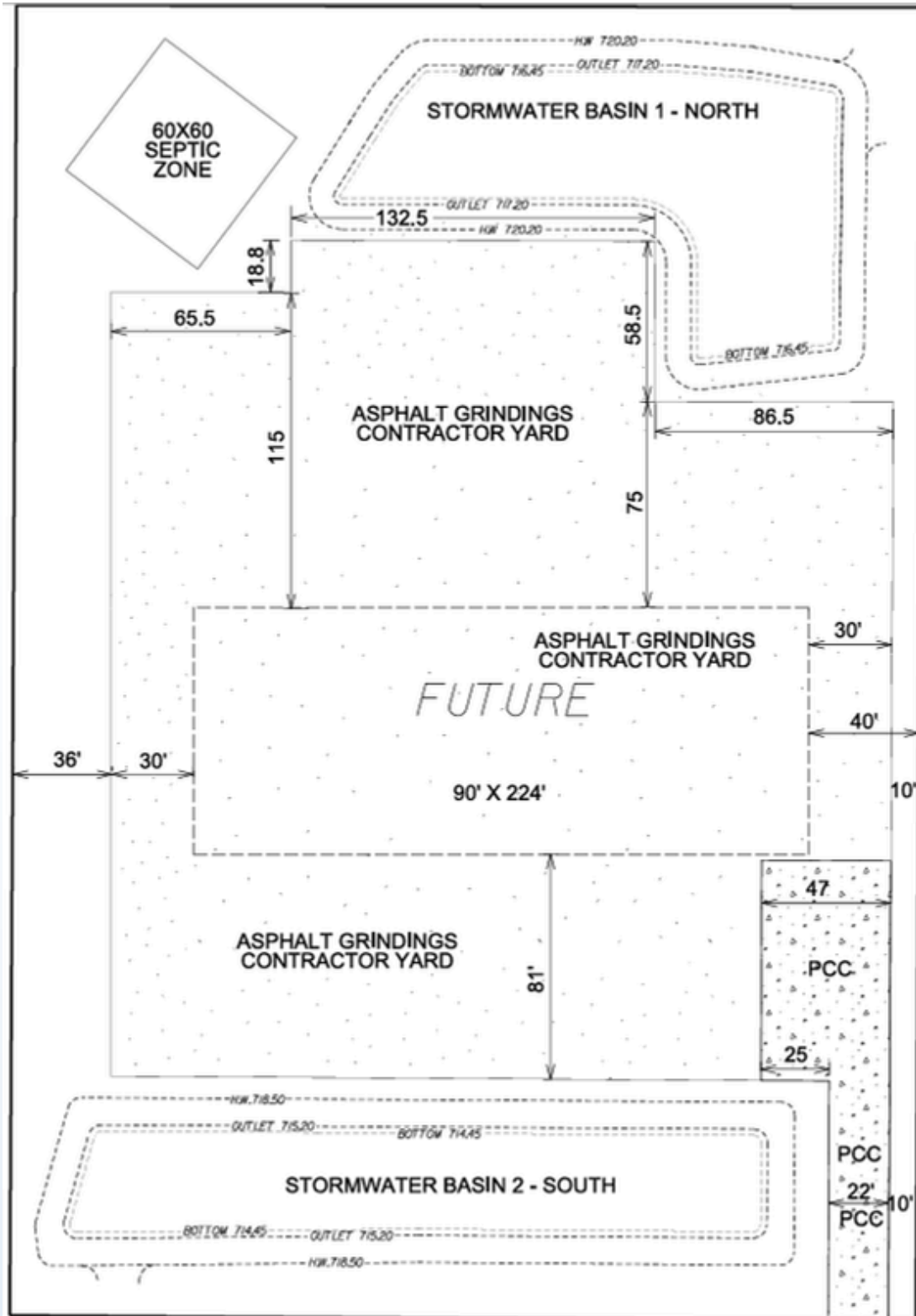
✓
**Engineering
& Preliminary
Plans 90%
Completed**

✓
**Great
Contractors Site
with Potential
Outside Storage**

Presented By:

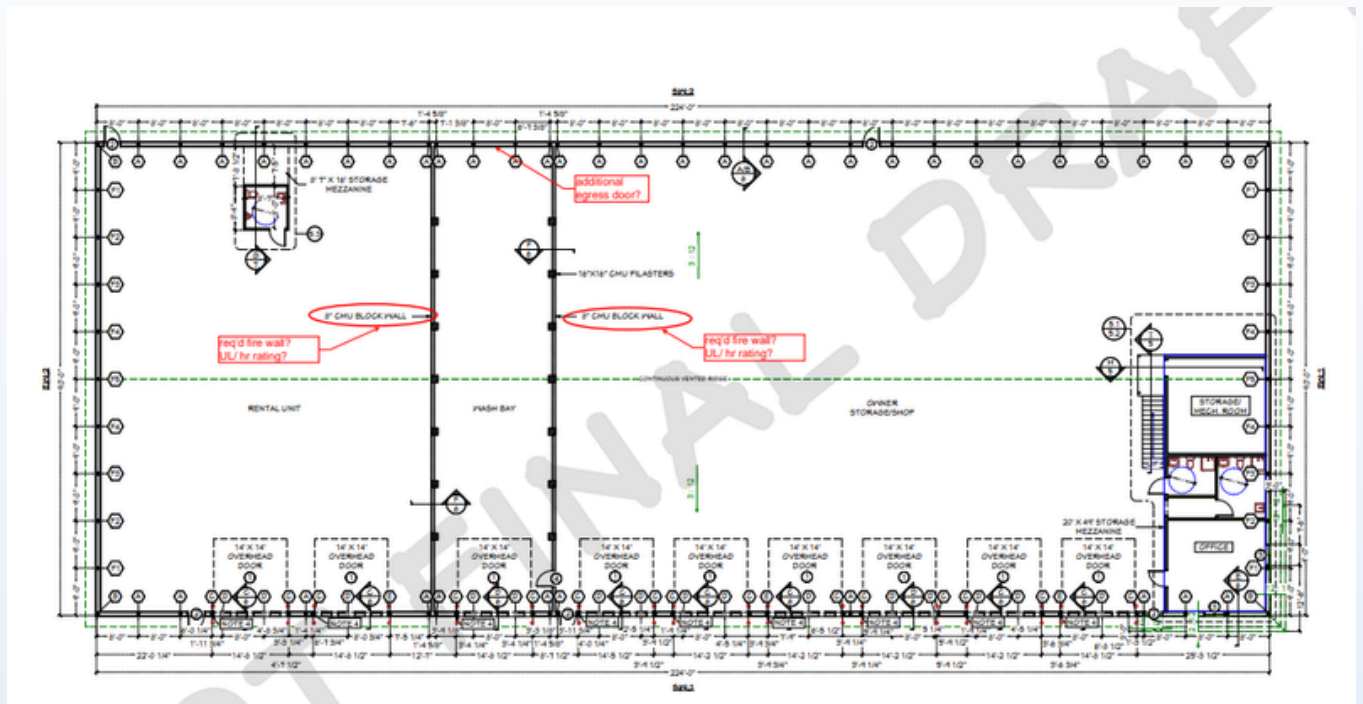
➤ **Brian Bocci, SIOR**
847-310-4296
bbocci@entrecommercial.com

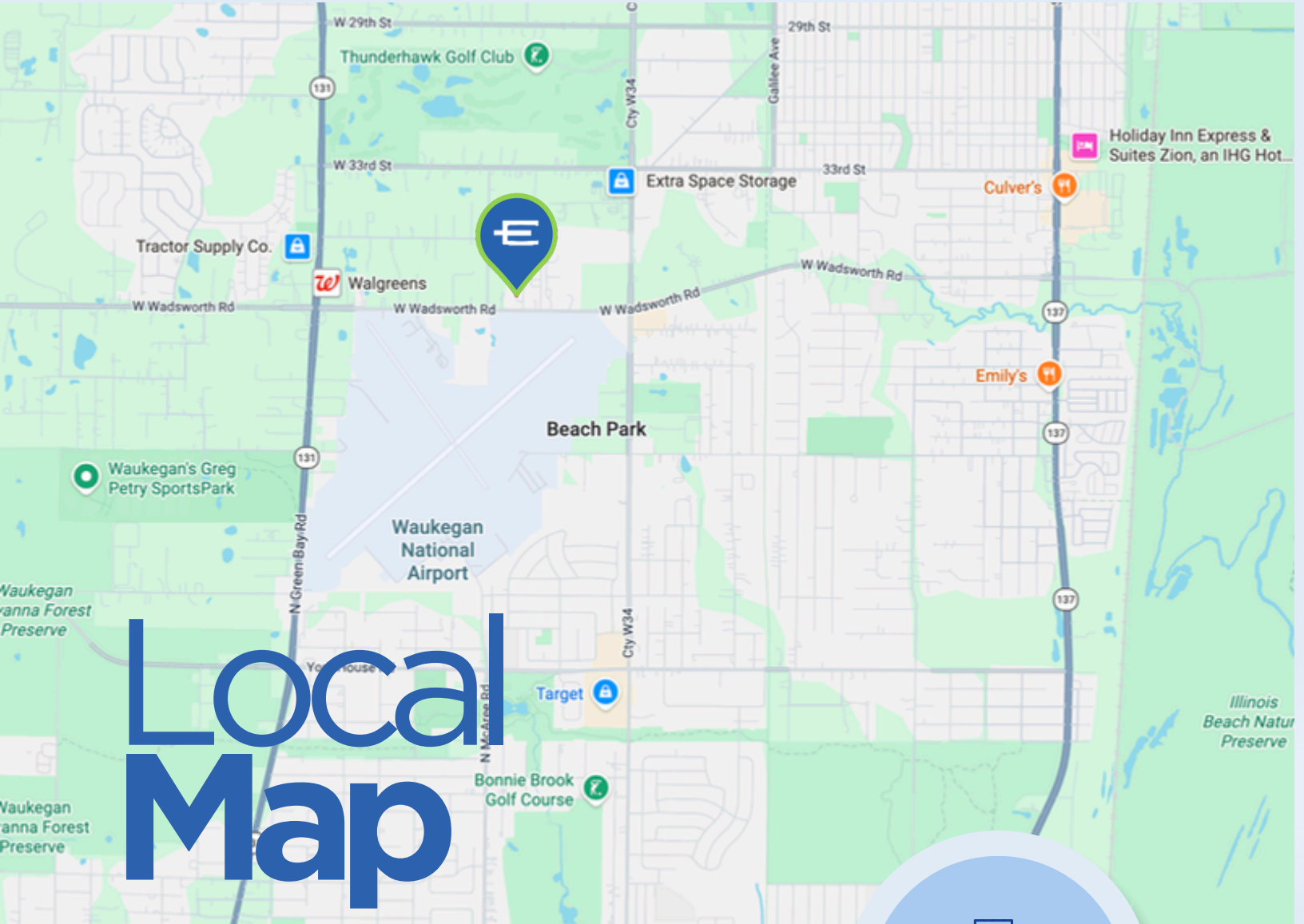
Conceptual Site Plan



Conceptual Building Plan

A NEW BUILDING FOR:
WADSWORTH LLC
IN WAUKEGAN, IL






Local Map

2428 Wadsworth Road
Waukegan IL



Industrial Zoning



Close to 4-Way Interchange at Rt. 132 & I-94



Skilled Labor Force



Location



Lake County

Positioned between Chicago and Milwaukee, Lake County offers prime access to major transportation routes, a strong talent pool, and a thriving mix of corporate, industrial, and research-driven industries. With modern infrastructure, welcoming communities, and room for business growth, the region supports innovation, productivity, and sustained economic success.



Diverse Industry Mix

A strong blend of corporate headquarters, life sciences, advanced manufacturing, logistics, and technology drives stability and opportunity.



Educated Workforce

A highly trained talent pipeline, supported by respected colleges and workforce development programs, equips employers with skilled professionals.



Extensive Transportation

Proximity to major interstates, commuter rail, freight routes, and regional airports provides excellent connectivity for people and goods.



Varied Housing Options

From lakefront towns to suburban neighborhoods, the region offers housing choices suited to a wide range of lifestyles and budgets.



Excellent Quality of Life

Expansive forest preserves, recreation, cultural attractions, and strong schools contribute to a highly desirable living environment.



Reliable Utilities

Modern, dependable utility systems offer consistent service and the capacity to support ongoing business growth.




Medical and Healthcare Facilities

Leading hospitals, specialty centers, and integrated healthcare networks deliver high-quality, comprehensive medical services.



Business Friendly Communities

Local municipalities encourage investment through development support, streamlined processes, and collaborative economic partnerships.



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**Exclusively
Presented By:**

ENTRE
Commercial Realty LLC

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