

LEASE

INDUSTRIAL BUILDING FOR LEASE | WAUCONDA, IL | ±14,000 SF

1145 N Old Rand Rd, Wauconda, IL



PROPERTY DESCRIPTION

The Proano Commercial Group is pleased to exclusively offer 1145 N. Old Rand Road, Wauconda, Illinois—a well-maintained 14,000± SF industrial/flex property located in one of Lake County's established industrial corridors. Just minutes from U.S. Route 12, the property provides excellent access to the greater Chicagoland and southeastern Wisconsin markets.

The building features approximately 1,486 SF of office space with a reception area, private offices, restrooms, and a locker room, along with 11,000 SF of warehouse space and a 1,440 SF mezzanine for additional storage. Warehouse highlights include 18-foot clear ceilings, two 14-foot drive-in overhead doors, a recessed loading dock, 480Y/277V, 3-phase, 800-amp electrical service, full sprinkler coverage, ample parking, and outdoor storage. An excellent opportunity for both owner-users and investors seeking a versatile, well-equipped industrial asset in a high-demand market.

OFFERING SUMMARY

Lease Rate:	\$10.60 PSF /Year Modified Gross
Lot Size:	36,370 SF
Building Size:	14,000± SF
Office:	1,486 SF
Mezzanine Size:	1,400 SF (Included in bldg SF)
Power:	480 Y 277/ 3 phase 4 wire 800 amps
Zoning:	LI
Drive In Doors:	2 tot./12'W x 14'H
Dock Door:	10'H x 8'W W/ Dock Plate
Clear Height:	14

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PROPERTY HIGHLIGHTS

- 14,000 SF industrial building
- Zoned for industrial use
- Corner lot for high visibility
- Fenced storage area with canopy
- Convenient location near Rt 12
- Ideal for manufacturing operations
- Spacious interior for flexible use
- Suitable for warehousing and distribution
- Ample space for equipment and inventory
- Easy access for transportation and logistics
- Well-maintained property
- Entire building has AC
- Whole building is plumbed with air lines
- 5 ton hoist
- Roof vents
- 15,000 pound rotary truck lift
- 40 HP rotary screw air compressor
- 10 HP rotary screw air compressor
- Air dryer for air compressor
- Security Camera System

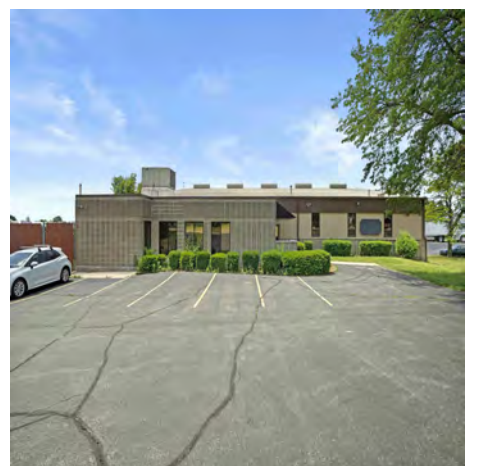
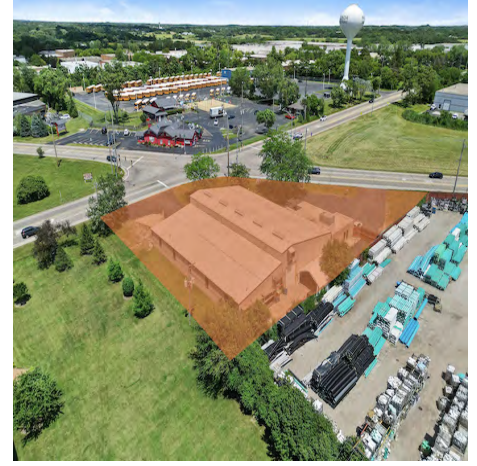


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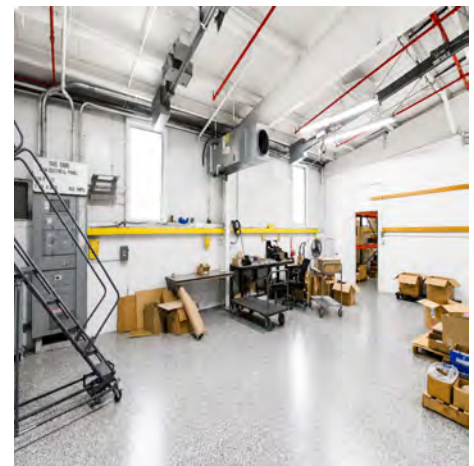
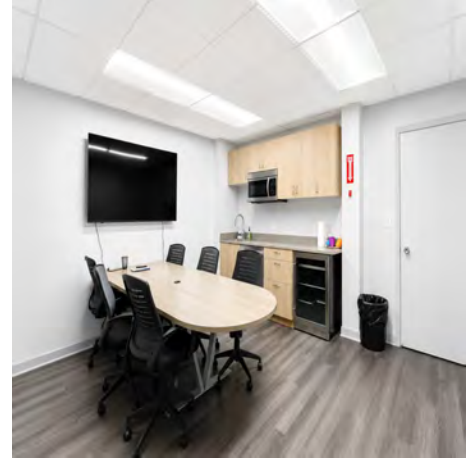


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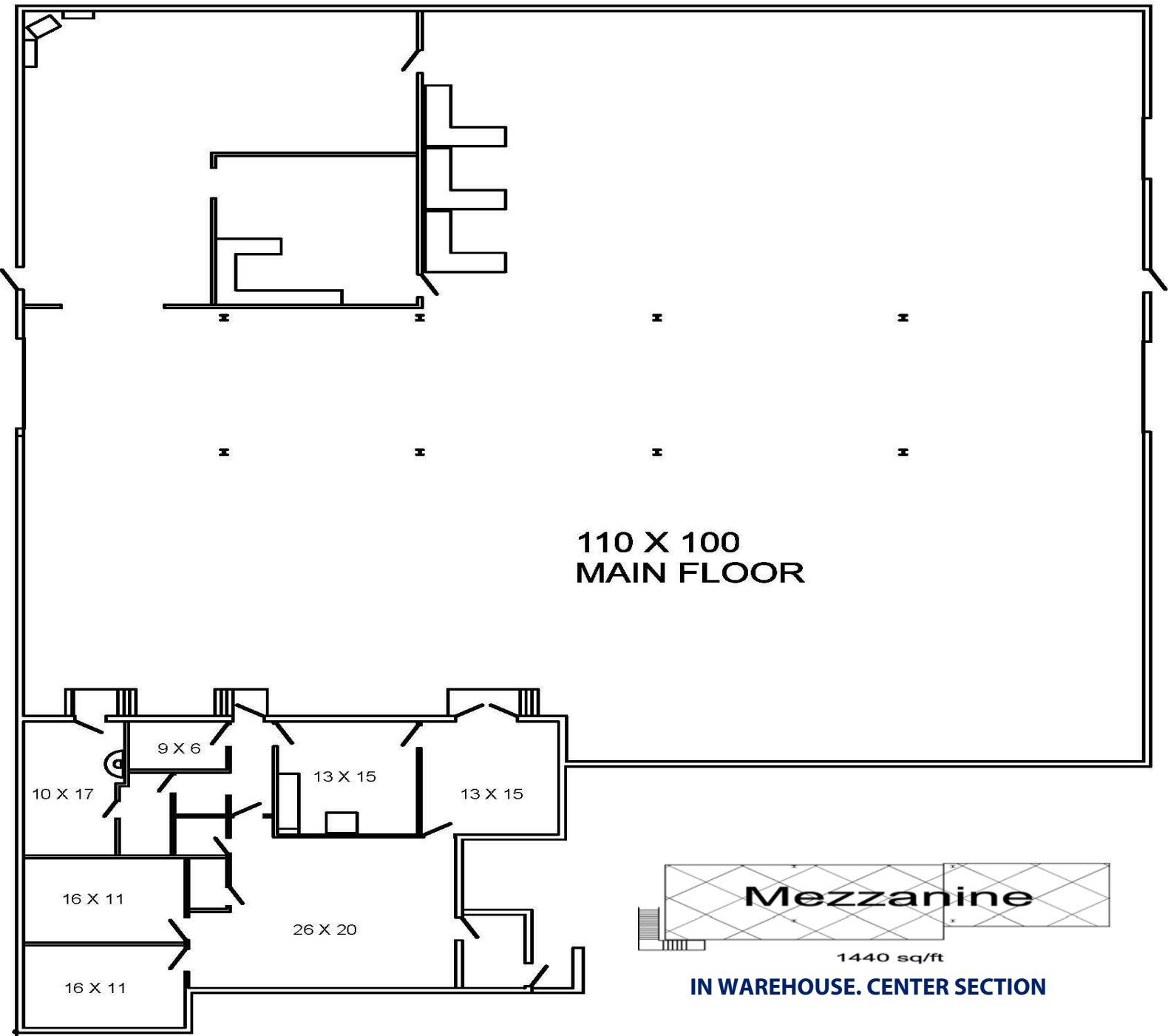


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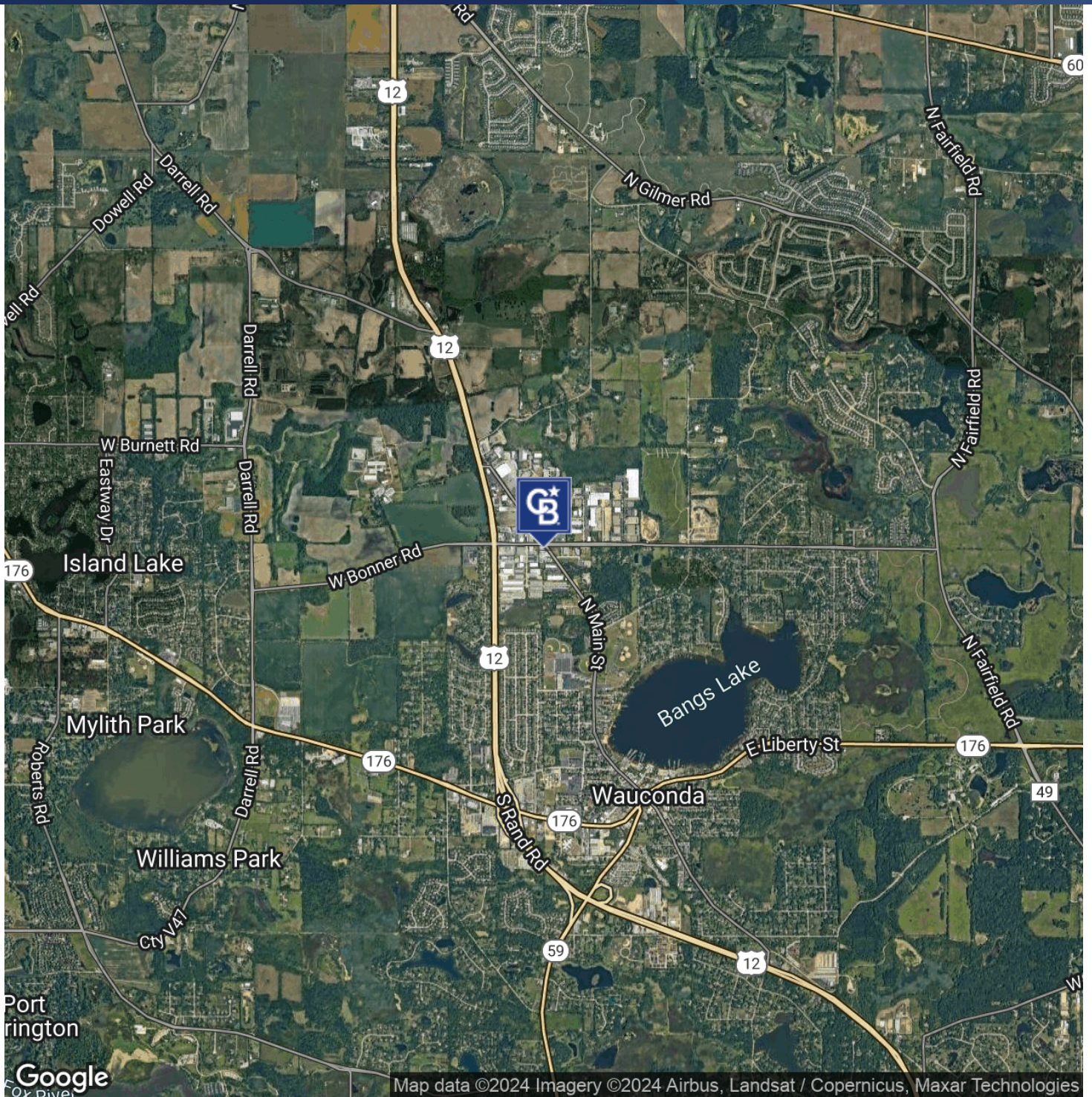
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**COLDWELL BANKER
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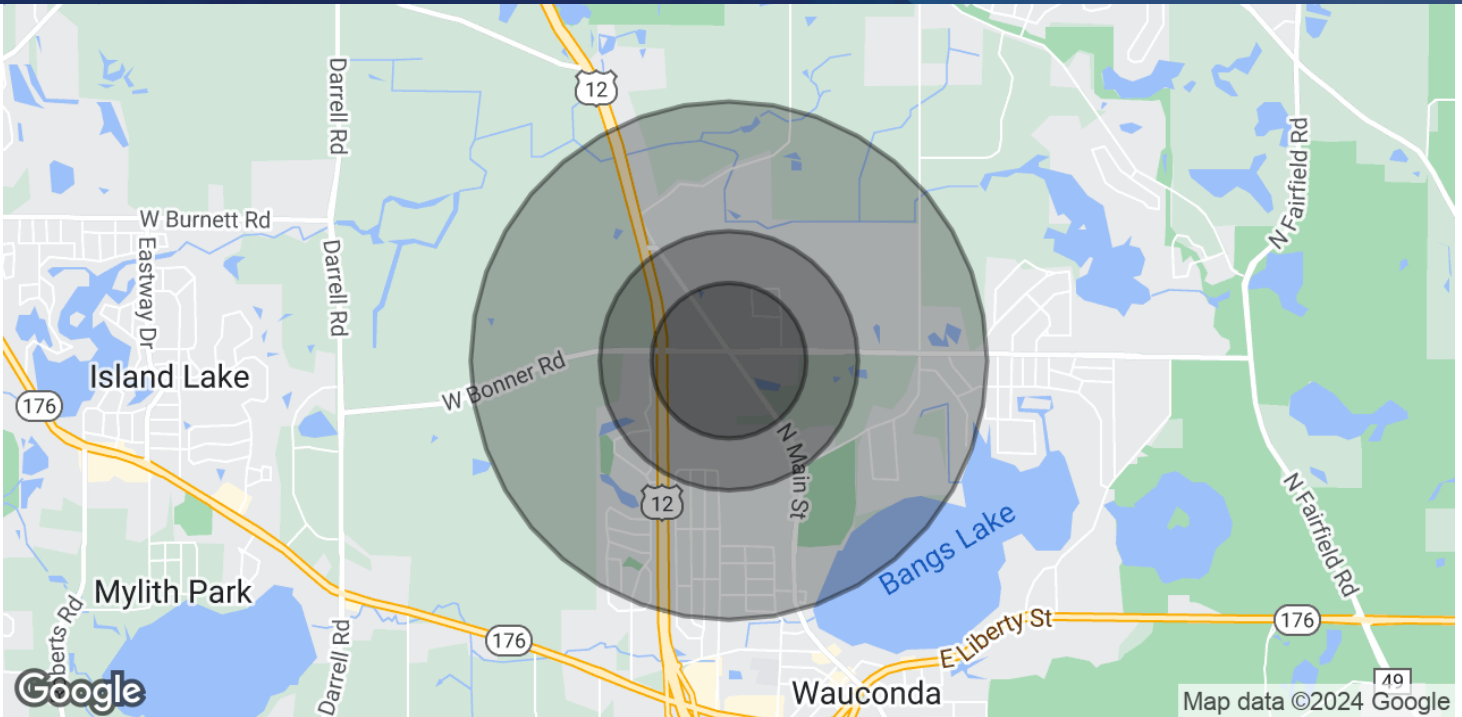


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	125	664	3,836
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	253	1,508
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$140,053	\$135,650	\$120,167
Average House Value	\$281,613	\$275,376	\$285,694

TRAFFIC COUNTS

Rt 12 and Bonner Rd /day

Demographics data derived from AlphaMap

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