

# 2,660 SF

## Industrial Unit For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**4059-4081 JOSEPH DRIVE, WAUKEGAN, IL 60087**



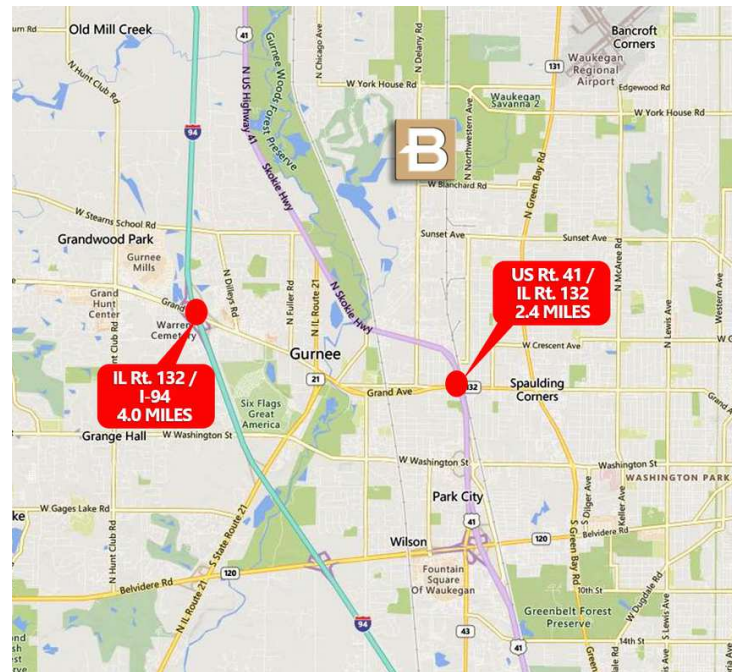
### LOCATION DESCRIPTION

Established business park location with easy access to major transportation routes via nearby US Rt. 41, IL Rt. 132 and I-94.

SPACES	LEASE RATE	SPACE SIZE
4071-D	Subject To Offer	2,660 SF

### PROPERTY OVERVIEW

- 22,750 SF Multi-Unit Property
- Great, smaller industrial / flex units available
- Good loading
- Nicely appointed offices
- Lease Rate: Subject To Offer



**COLLIN TYRRELL**

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

**DAN BROWN, SIOR**

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// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

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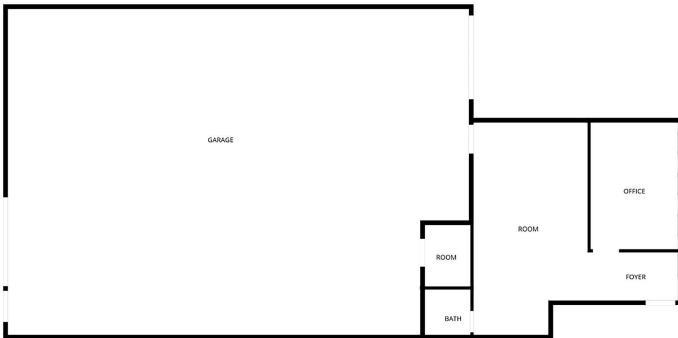
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**4071-D JOSEPH DRIVE, WAUKEGAN, IL 60087**



### 4071 JOSEPH DR., UNIT D

- 2,660 SF
- 500 SF Offices
- 160 SF Common Area
- 16' - 17' Ceiling in Warehouse
- 1 Drive-in Door (10' x 10')
- 1 Dock (8' x 8')
- 200 Amp, 3 Phase Power
- Date Available: 30 Days
- Lease Rate: Subject to Offer



MEASUREMENTS ARE CALCULATED BY SCANNING PROCESS. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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