

For Lease

1070 S. Northpoint Drive

Waukegan, Illinois 60085

9,254 SF



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.

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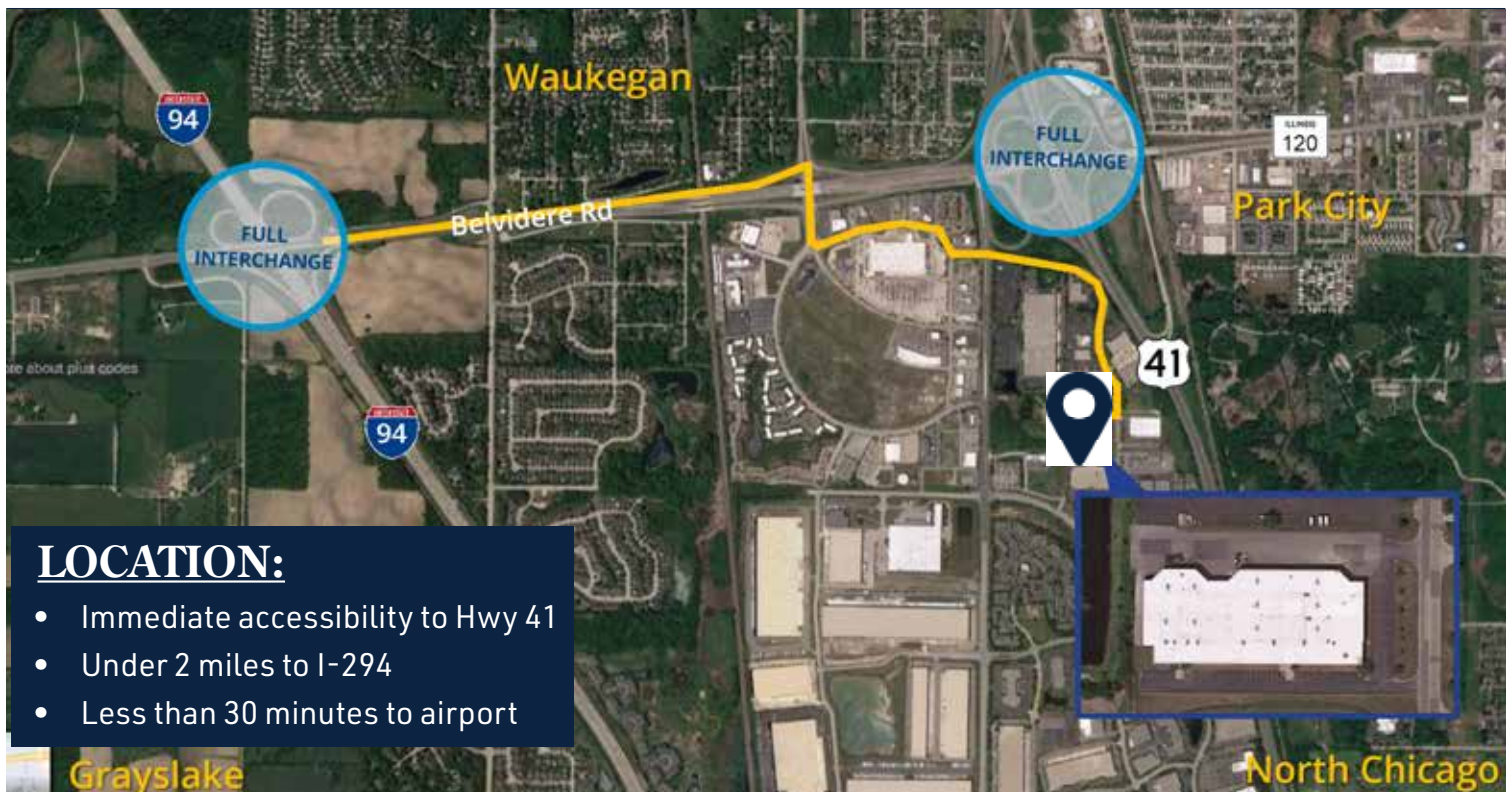
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9,254 SF



PROPERTY HIGHLIGHTS

Available SF	9,254 SF - Unit A
Office SF	1,211 SF
Loading	1 interior dock, 1 drive-in door
Ceiling Height	18' clear
Column Spacing	40'9" x 34'10.5"
Sprinkler	Wet - Class IV
Year Built	1989
Parking	120 Cars
Zoning	Industrial
Taxes (2024 Est.)	\$2.47/PSF
Opex (2024 Est.)	\$1.12/PSF
Occupancy	Immediate
Lease Rate	Subject to Offer



LOCATION:

- Immediate accessibility to Hwy 41
- Under 2 miles to I-294
- Less than 30 minutes to airport

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SITE PLAN



UNIT A:

- 9,254 SF AVAILABLE
- 1,211 SF OFFICE
- 1 INTERIOR DOCK / 1 DID

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