

INDUSTRIAL

For Lease – 23,149 Sq. Ft. Industrial Building
3055 N. Oak Grove Avenue Waukegan, Illinois



Available: 23,149 Sq. Ft.
Building Size: 23,149 Sq. ft.
Land Area: 1.21 Acres
Office Area: 3,575 Sq. Ft.
Year Built: 2005
Description: Masonry – Precast Panel
Heat: Gas Fired Unit Heaters
Docks: Two (2) interior docks
Drive-In Doors: One (1) 12' x 14'
Parking: 30 spaces, including 2 H.C. & 3 visitor
Power: 400 Amps 277/480 Volts 3PH 4W
Ceiling Height: 20.5' clear
Column Spacing: 59'4" x 60'
Sprinkler System: Standard Response Wet System
Real Estate Taxes: \$1.87 per Sq. Ft. (2020 Actual)
Lease Price: \$6.85 per Sq. Ft. Net
Operating Expenses: \$.35 per Sq. Ft. (2021 Actual)
Remarks: Location near Route 41. Oak Grove Business Park. Well maintained facility. Security system, ceiling fans, LED light fixtures, floor drains and warehouse office



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.



www.tristaterealty.com

CONTACT: Robert Elbrecht

847.360.1375 sales@tristaterealty.com

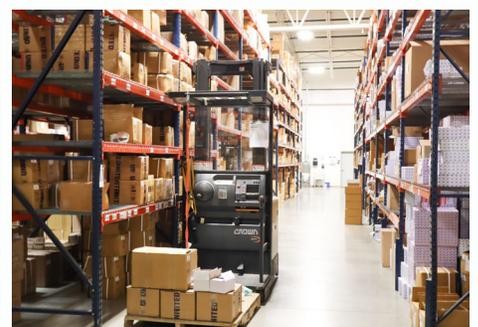
P.O. Box 7860 Gurnee, Illinois 60031 (847) 360.1375

Commercial and Industrial Real Estate Licensed in Illinois and Wisconsin

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3055 N. Oak Grove Avenue Waukegan, Illinois
Building Photos



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FOR SALE
INDUSTRIAL FACILITY
3055 N. OAK GROVE AVENUE
WAUKEGAN, ILLINOIS

Available:	23,149 Sq. Ft.
Building Size:	23,149 Sq. Ft.
Land Area:	1.21 Acres
Office Area:	3,575 Sq. Ft.
Year Built:	2005
Description:	Masonry - Precast Panel
Heat:	Gas Fired Unit Heaters
Docks:	Two (2) Interior Docks
Drive-In Doors:	One (1) 12' x 14'
Parking:	30 Spaces, including 2 handicapped and 3 visitor
Power:	400 Amp 227/480V 3PH 4W panel
Ceiling Height:	20.5' Clear Height
Column Spacing:	59'4" x 60'
Sprinkler System:	Standard Response Wet System
Real Estate Taxes:	\$1.87 per Sq. Ft. (2020 Actual)
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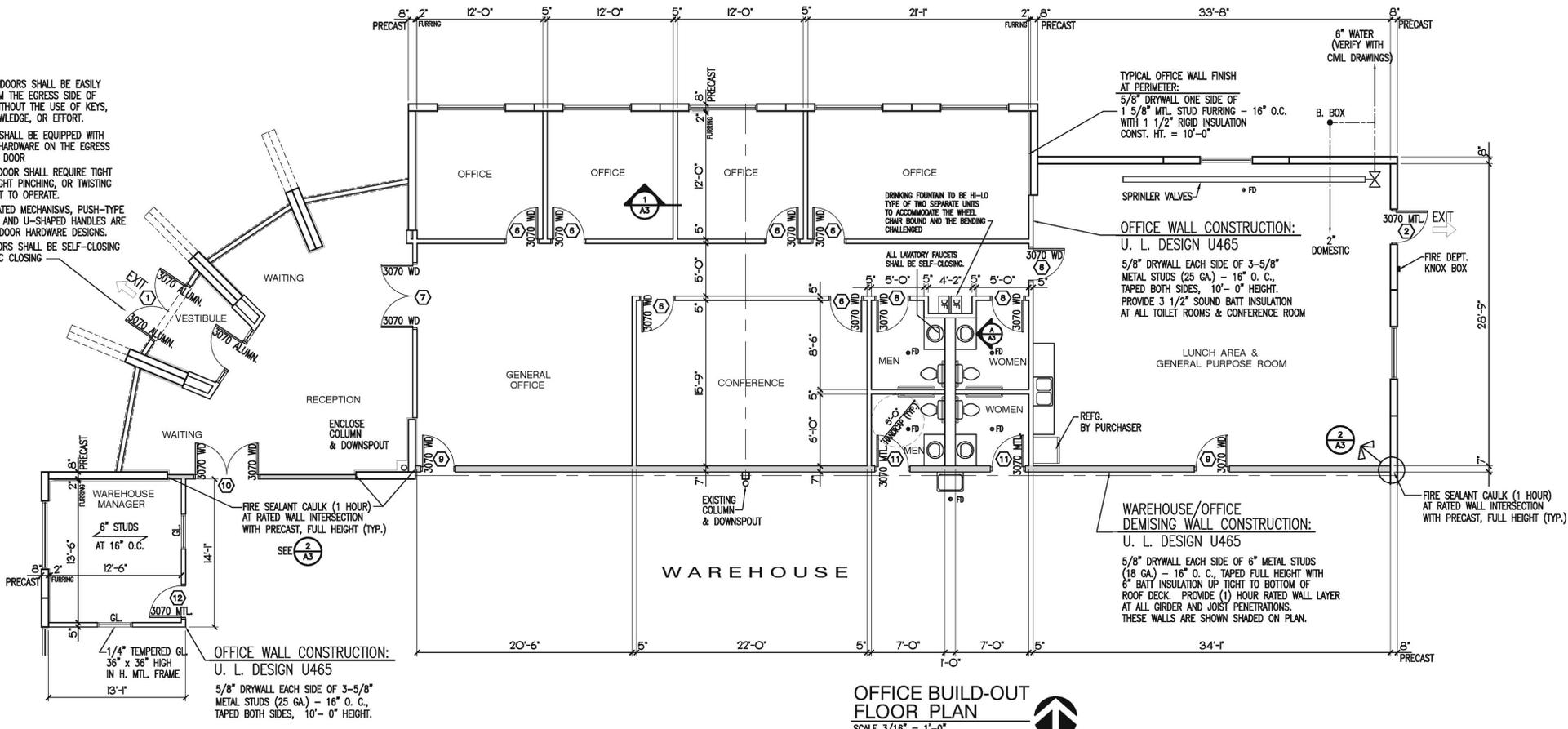


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OFFICE FLOOR PLAN - 3,575 Sq. Ft. 3055 N. Oak Grove Avenue, Waukegan, Illinois

- ALL EGRESS DOORS SHALL BE EASILY OPENED FROM THE EGRESS SIDE OF THE DOOR WITHOUT THE USE OF KEYS, SPECIAL KNOWLEDGE, OR EFFORT.
- EXIT DOORS SHALL BE EQUIPPED WITH THUMBTURN HARDWARE ON THE EGRESS SIDE OF THE DOOR
NO EGRESS DOOR SHALL REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DOOR HARDWARE DESIGNS.
- ALL FIRE DOORS SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING



• SEE SHEET A4 FOR DOOR AND HARDWARE SCHEDULE

OFFICE = 3575 S.F.

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