

New Spec Warehouse Building For Lease

218,500 SF

Precast Delivering
End of 2022



Asking Lease Rate:
Subject to Offer

Contact us:

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6250 N. River Road, Suite 11-100
Rosemont, IL 60018
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N. Delany Road & Blanchard Road Waukegan, Illinois

Property profile

- Building Size: 218,500 SF (Divisible)
- Land Size: 12.2 Acres
- Clear Height: 32'
- Sprinkler: ESFR
- Parking: 300 Cars
- 28 Exterior Docks (Expandable)
- 4 DIDs
- Power: 3,000 Amps 480v 3-Phase
- Columns: 45' x 53' (45' x 60' speed bays)
- Zoning: I1 - Industrial
- Occupancy: Q2/Q3 2023
- **Asking Lease Rate: Subject to Offer**

Highlights

- Part of the Delany Commerce Center II
- Located in the heart of Lake County's labor market
- Traffic signal at entry on newly widened Delany Road (4-lane)
- Strategically located only 1.2 miles to Route 41
- ± 4 miles to full interchange with I-94 at Belvidere Road



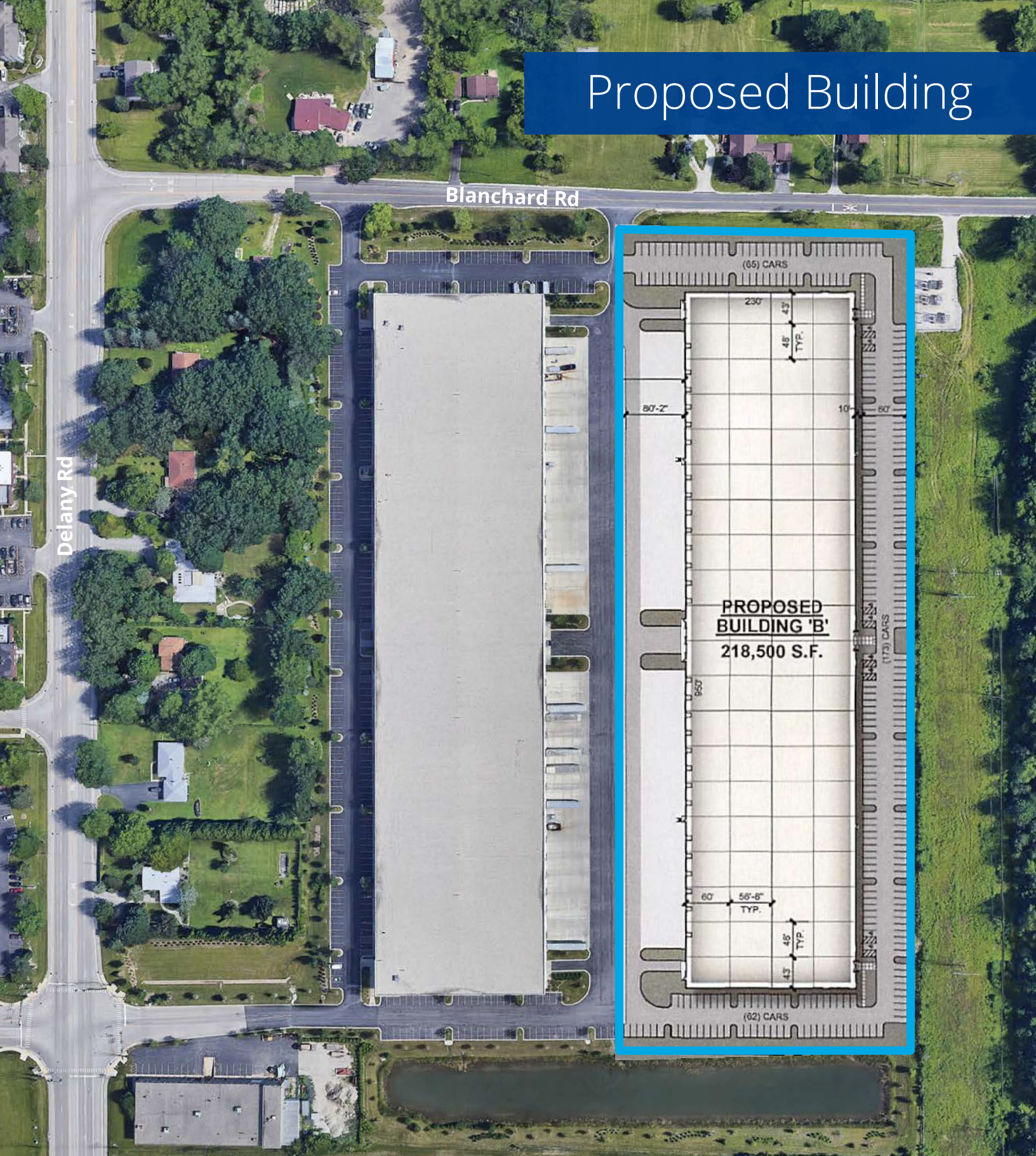
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Proposed Building



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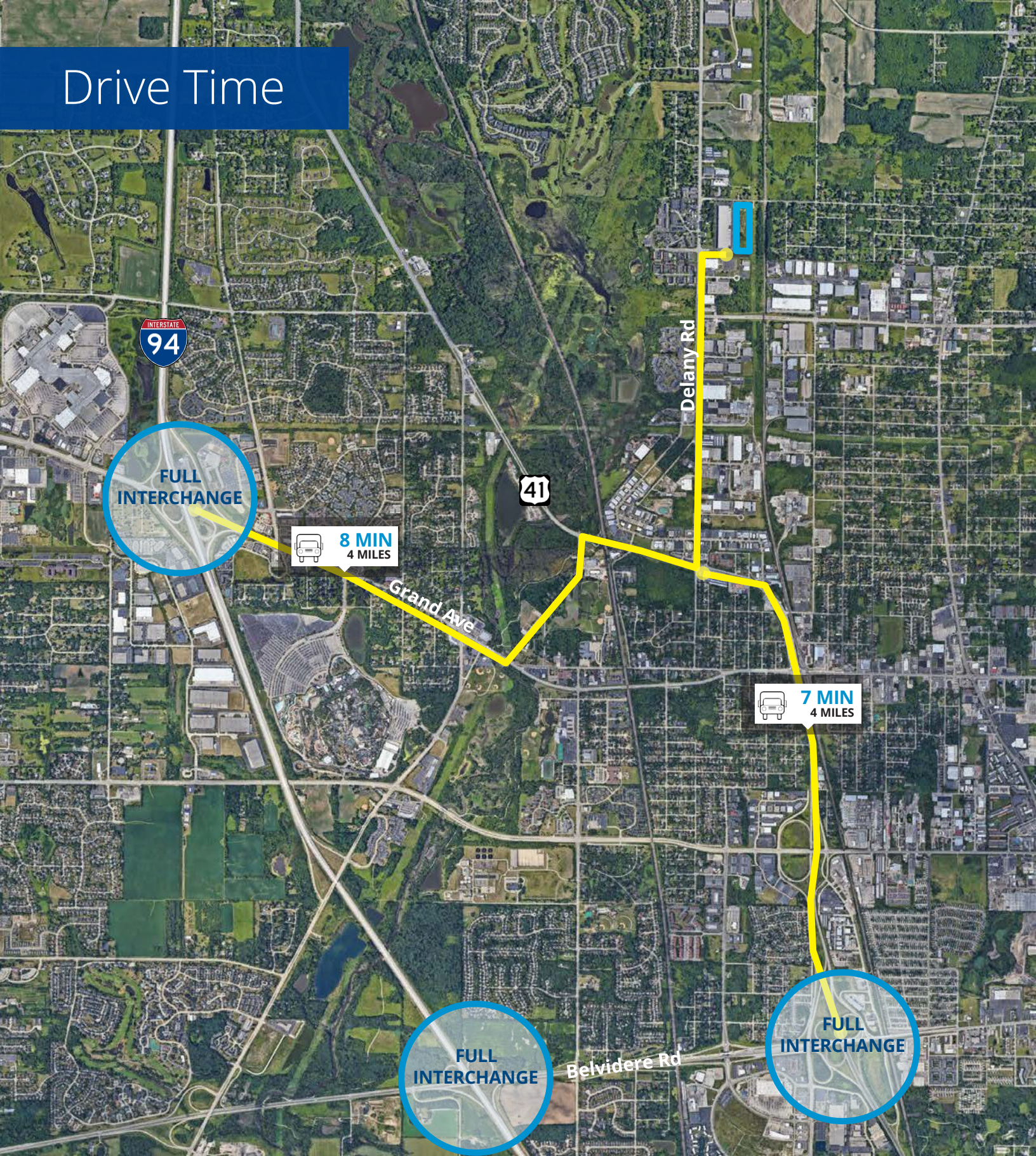
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Drive Time



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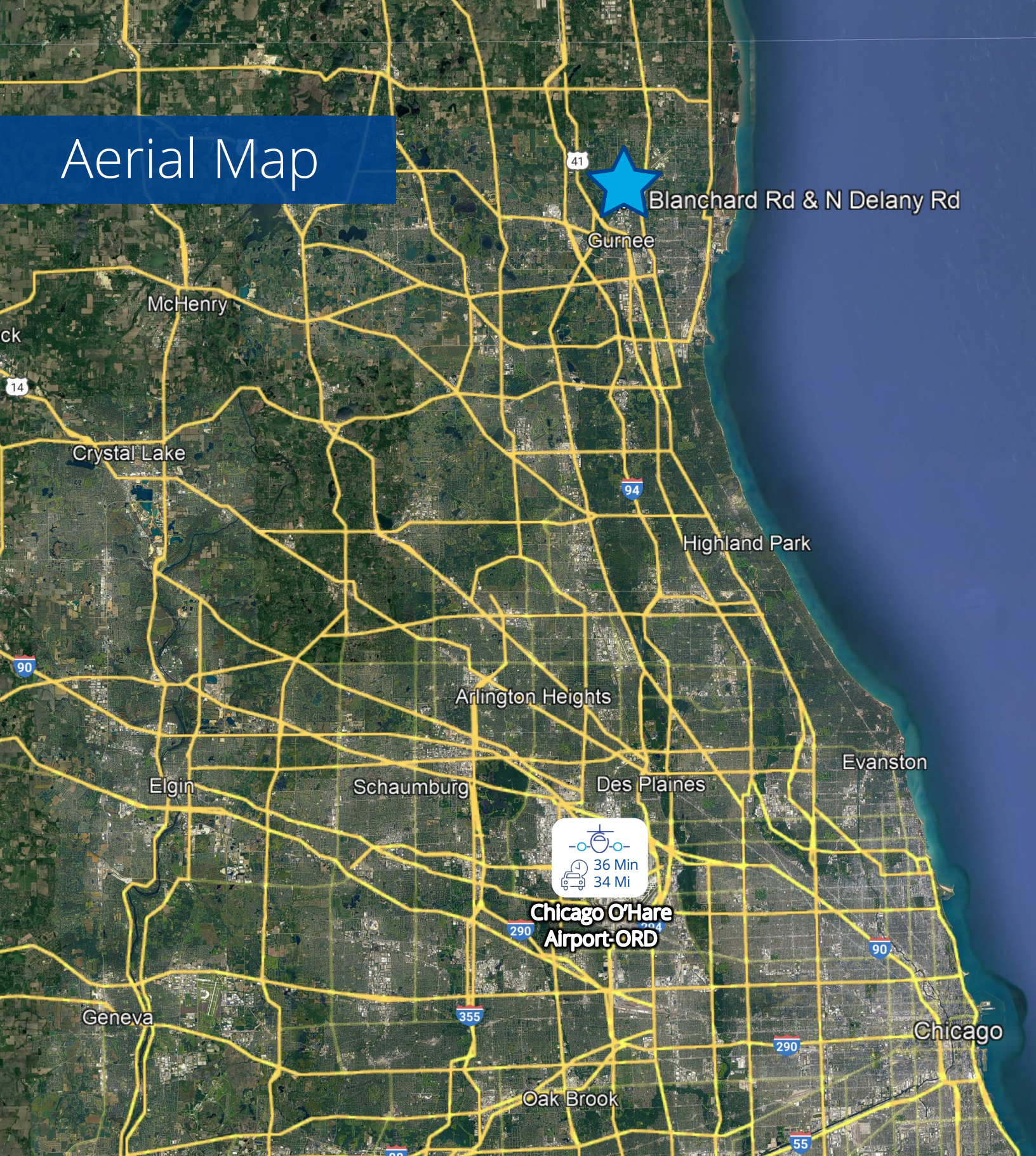
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Aerial Map



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