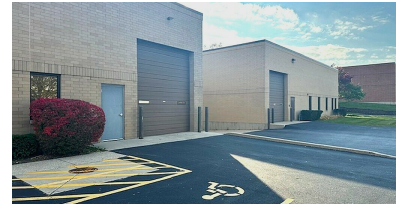


290 Industrial Dr
Wauconda, IL 60084

For Sale

MLS #12516531

INDUSTRIAL BUILDING



INDUSTRIAL BUILDING 28,300 SF

\$2,462,000 (\$87. PSF)

**FREESTANDING INDUSTRIAL BUILDING
28,300 SF (DIVISION POSSIBLE)**

28,300 SF free standing brick industrial building with potential to make into a 2-unit building. (built in two stages, 1997 and 2004).

18'-19' ceilings, two exterior docks with levelers, two 12x14 DIDs, triple basin floor drains, 2,400 SF air conditioned office with 3 privates, conference room, 2 baths in office area and 2 baths in warehouse. Mezzanine storage above office.

Two separate sprinkler systems, two electric services and HVAC as well on 1.59 acres. Current tenant will vacate by 2/28/26. Additional PIN 09-23-202-004.

Specifications

Land Size:	1.59 Acres
Year Built:	1997 / 2004
Office Size:	2,400 SF
HVAC System:	GFA/ Office A/C
Electrical:	400 amp 3 phase x2
Sprinklers:	Yes
Washrooms:	(2) Office (2) Warehouse
Ceiling Height:	18 - 19 ft
Parking:	15
DID's:	(2) 12x14
Dock:	(2) exterior w/levelers
Sewer/Water:	City
Zoning:	LI
Taxes:	\$51,510.36 (2024)
PIN #:	09-23-202-003 & 004

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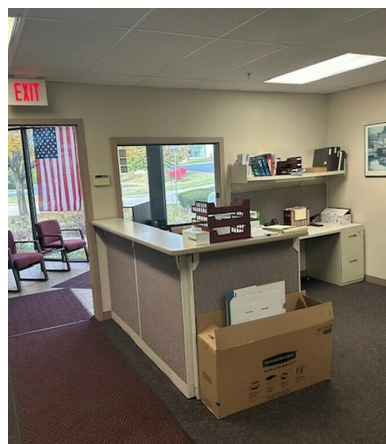


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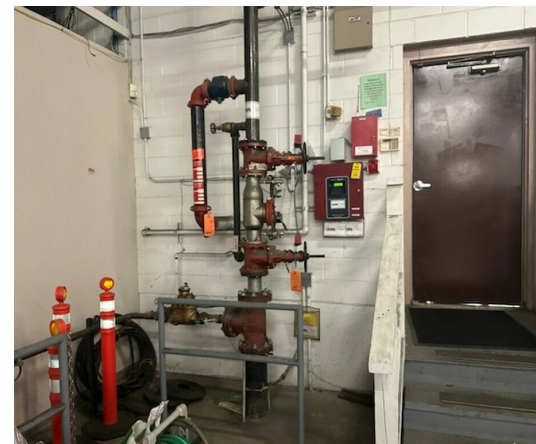
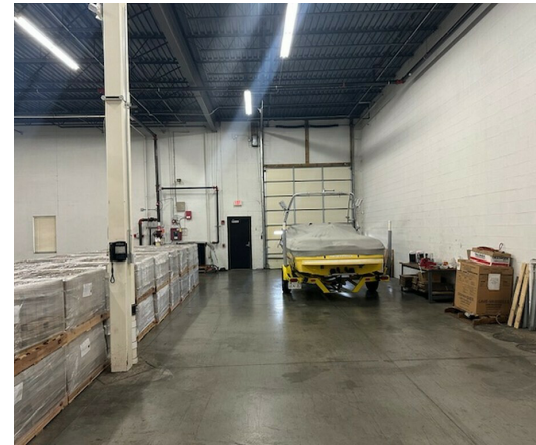
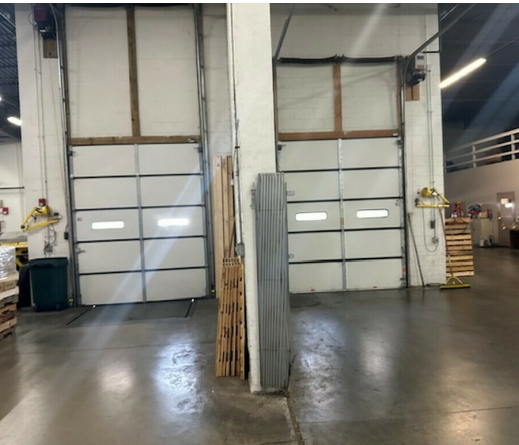
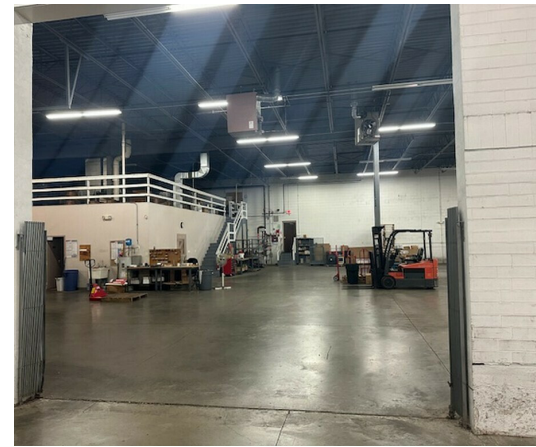
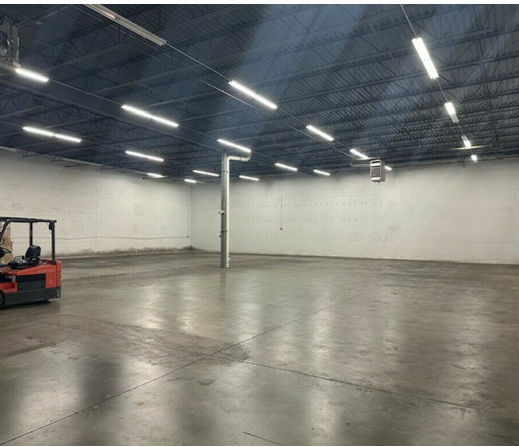
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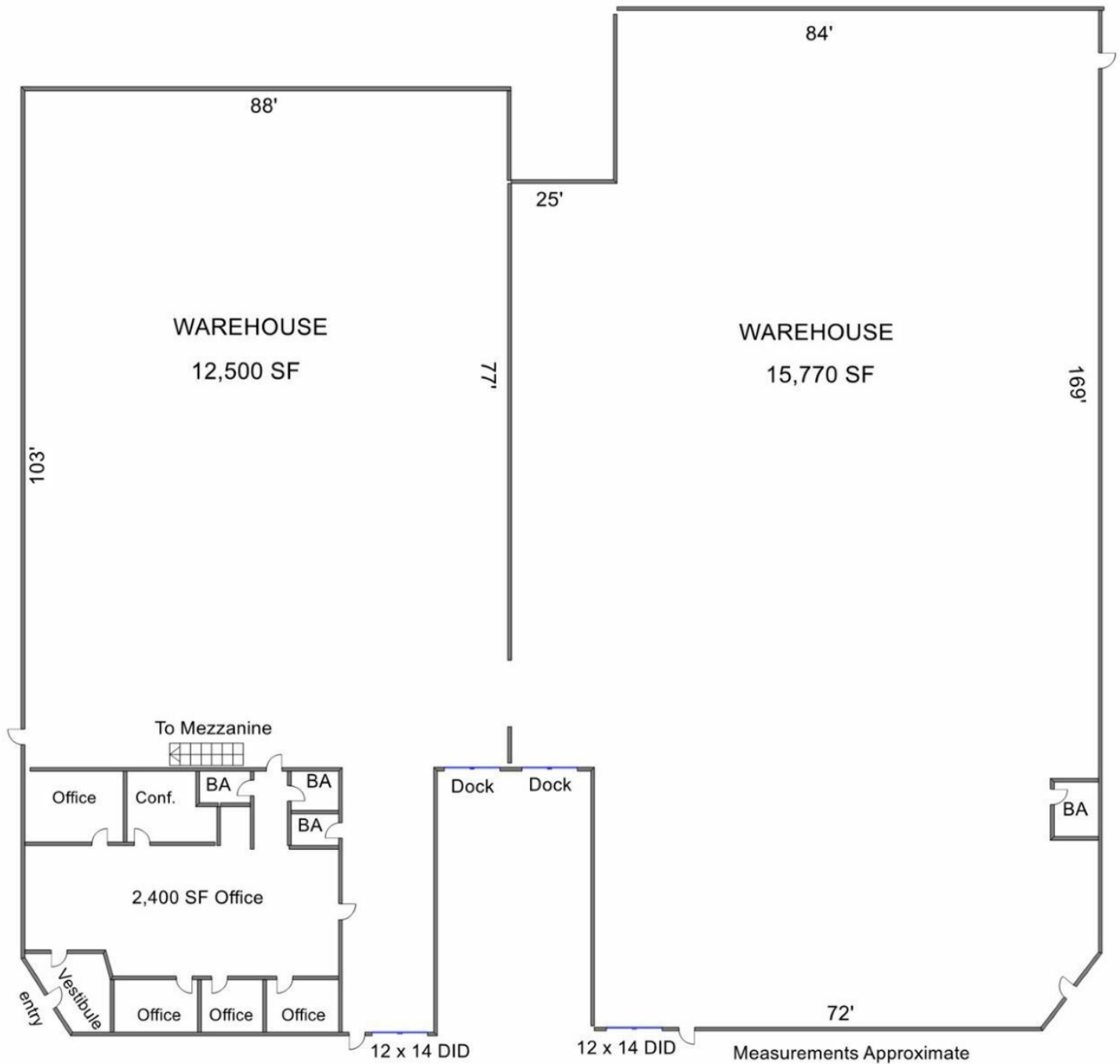
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