

## Wauconda Commercial Properties for Lease - September 2017

1 547 W Liberty St, Wauconda, IL 60084



### Property Details

|                       |              |
|-----------------------|--------------|
| Total Space Available | 17,914 SF    |
| Rental Rate Yr        | Negotiable   |
| Min. Divisible        | 1,367 SF     |
| Max. Contiguous       | 4,529 SF     |
| Property Type         | Retail       |
| Property Sub-type     | Strip Center |
| Additional Sub-types  | Office-R&D   |
| Gross Leasable Area   | 107,427 SF   |
| Status                | Active       |
| LoopNet ID            | 19982271     |

### Broker Information

Mike Streit  
ARCORE Real Estate Group  
(630) 908-5702

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19982271>

### Spaces

| #    | Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|------|--------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| a160 | 3,109 SF     | Negotiable  |               |                |            |             |             |          |
| a180 | 4,529 SF     | Negotiable  |               |                |            |             |             |          |
| a220 | 3,734 SF     | Negotiable  |               |                |            |             |             |          |
| b100 | 1,680 SF     | Negotiable  |               |                |            |             |             |          |
| b150 | 1,367 SF     | Negotiable  |               |                |            |             |             |          |
| b160 | 1,755 SF     | Negotiable  |               |                |            |             |             |          |
| b180 | 1,740 SF     | Negotiable  |               |                |            |             |             |          |

### Property Description

Liberty Square is located at the northeast corner of Route 12/Rand Rd (31,600 ADT) and Route 176/Liberty St (18,800 ADT) in Wauconda, Illinois, a northern suburb of Chicago. The shopping center is anchored by a Jewel Osco supermarket and complemented by a mix of national tenants including PNC Bank, KFC, Subway, Workout Anytime 24/7, Great Clips and GNC. Liberty Square is the only anchored shopping center in the Village of Wauconda.

### Location Description

Liberty Square is located at the northeast corner of Route 12/Rand Rd (31,600 ADT) and Route 176/Liberty St (18,800 ADT) in Wauconda, Illinois, a northern suburb of Chicago. The shopping center is anchored by a Jewel Osco supermarket and complemented by a mix of national tenants including PNC Bank, KFC, Subway, Workout Anytime 24/7, Great Clips and GNC. Liberty Square is the only anchored shopping center in the Village of Wauconda.



### Property Details

|                       |  |
|-----------------------|--|
| Total Space Available | 17,147 SF                              |
| Rental Rate Yr        | Negotiable                             |
| Min. Divisible        | 988 SF                                 |
| Max. Contiguous       | 4,529 SF                               |
| Property Type         | Retail                                 |
| Property Sub-type     | Community Center                       |
| Gross Leasable Area   | 107,427 SF                             |
| Year Built            | 1987                                   |
| Anchor Tenants        | Jewel Osco                             |
| Cross Streets         | Route 12 and Brown Street on Route 176 |
| Status                | Active                                 |
| LoopNet ID            | 16836087                               |

### Broker Information

Jodi Greenbaum  
 Ramco-Gershenson, Inc.  
 (248) 350-9900

Property Notes

Listing's Link: <http://www.loopnet.com/lid/16836087>

### Spaces

| #     | Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|-------|--------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| B180  | 1,740 SF     | Negotiable  |               |                | NNN        |             |             |          |
| B150  | 1,367 SF     | Negotiable  |               |                | NNN        |             |             |          |
| A180  | 4,529 SF     | Negotiable  |               |                | NNN        |             |             |          |
| B100  | 1,680 SF     | Negotiable  |               |                | NNN        |             |             |          |
| A160  | 3,109 SF     | Negotiable  |               |                | NNN        |             |             |          |
| A220  | 3,734 SF     | Negotiable  |               |                | NNN        |             |             |          |
| B-190 | 988 SF       | Negotiable  |               |                | NNN        |             |             |          |

### Property Description

Liberty Square is located at the northeast corner of Liberty and Rand Roads in Wauconda (Chicago), Illinois. The shopping center is anchored by a Jewel-Osco supermarket and complemented by a mix of national tenants including PNC Bank, KFC, Verizon Wireless, Subway, Great Clips and GNC. The shopping center is part of an affluent trade area with a three mile average household income of approximately \$111,000. NEWEST TENANT COMING SOON - Workout Anytime 24/7

### Location Description

Liberty Square is located at the Northwest Corner of US Route 12 (Rand Road) and State Route 176 (Liberty Street) in Wauconda, Illinois.



**Property Details**

|                       |                    |
|-----------------------|--------------------|
| Total Space Available | 15,000 SF          |
| Rental Rate Yr        | Negotiable         |
| Min. Divisible        | 5,000 SF           |
| Max. Contiguous       | 15,000 SF          |
| Property Type         | Retail             |
| Property Sub-type     | Free Standing Bldg |
| Building Size         | 15,000 SF          |
| Status                | Active             |
| LoopNet ID            | 18926821           |

**Broker Information**

**CBRE** Josh Robbins  
 CBRE, Inc.  
 (847) 706-4936

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18926821>

**Spaces**

| #       | Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type   | Date Avail. | Description | Sublease |
|---------|--------------|-------------|---------------|----------------|--------------|-------------|-------------|----------|
| Space 1 | 15,000 SF    | Negotiable  | 5,000 SF      | 15,000 SF      | Full Service |             |             |          |

**Property Description**

RATE IS NEGOTIABLE. " Owner occupied" Full-service bank on site

**Location Description**

Other retail nearby.



### Property Details

|                       |               |
|-----------------------|---------------|
| Total Space Available | 2,000 SF      |
| Rental Rate Yr        | \$6.57 /SF/Yr |
| Min. Divisible        | 2,000 SF      |
| Max. Contiguous       | 2,000 SF      |
| Property Type         | Industrial    |
| Property Sub-type     | Warehouse     |
| Building Size         | 4,000 SF      |
| Year Built            | 1955          |
| Zoning Description    | Industrial    |
| Status                | Active        |
| LoopNet ID            | 20462765      |

### Broker Information

Sean Ryan  
 Ryan and Company Realtors  
 (847) 526-0300

### Property Notes

Listing's Link: <http://www.loopnet.com/lid/20462765>

### Spaces

| # | Space Avail. | Rental Rate   | Min Divisible | Max Contiguous | Lease Type     | Date Avail. | Description   | Sublease |
|---|--------------|---------------|---------------|----------------|----------------|-------------|---|----------|
| B | 2,000 SF     | \$6.57 /SF/Yr |               |                | Modified Gross | Now         | Open warehouse with office space and 1 Overhead door. Tenant pays: Electric, Heat, Scavenger, Water/Sewer, Other, and Gas |          |

### Property Description

Located on U.S. Highway 176 (Route 176) Ample signage and parking. EZ in and EZ out. Versatile unit with many potential uses. Great for contractor or service business.

### Location Description

Rt 12, East on 176 to Building

**Property Details**

|                       |                |
|-----------------------|----------------|
| Total Space Available | 2,300 SF       |
| Rental Rate Yr        | \$6.75 /SF/Yr  |
| Min. Divisible        | 2,300 SF       |
| Max. Contiguous       | 2,300 SF       |
| Property Type         | Retail         |
| Property Sub-type     | Retail (Other) |
| Building Size         | 2,300 SF       |
| Year Built            | 1955           |
| Traffic Count         | 12,500         |
| Zoning Description    | GB             |
| Status                | Active         |
| LoopNet ID            | 20094441       |

**Broker Information**

Sean Ryan  
 Ryan and Company Realtors  
 (847) 526-0300

Property Notes

Listing's Link: <http://www.loopnet.com/lid/20094441>

**Spaces**

| # | Space Avail. | Rental Rate   | Min Divisible | Max Contiguous | Lease Type     | Date Avail. | Description | Sublease |
|---|--------------|---------------|---------------|----------------|----------------|-------------|-------------|----------|
| A | 2,300 SF     | \$6.75 /SF/Yr | 2,300 SF      | 2,300 SF       | Modified Gross |             |             |          |

**Property Description**

Large Showroom with 2 Large Picture windows, ample signage, ample parking, and additional mezzanine storage. Many potential uses.

**Location Description**

Located on Route 176 (Liberty St) just east of Route 12. 12500 Daily Traffic Count

**Property Details**

|                       |                                 |
|-----------------------|---------------------------------|
| Total Space Available | 21,200 SF                       |
| Rental Rate Yr        | Negotiable                      |
| Min. Divisible        | 750 SF                          |
| Max. Contiguous       | 11,000 SF                       |
| Property Type         | Retail                          |
| Property Sub-type     | Strip Center                    |
| Gross Leasable Area   | 74,000 SF                       |
| Anchor Tenants        | ACE HARDWARE<br>FAMILY MEDICINE |
| Lot Size              | 7.50 AC                         |
| Status                | Active                          |
| LoopNet ID            | 19109442                        |

**Broker Information**

Milovan Grcic  
SMG Real Estate  
(847) 899-8982

## Property Notes

Listing's Link: <http://www.loopnet.com/lid/19109442>

**Spaces**

| #   | Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description  | Sublease |
|-----|--------------|-------------|---------------|----------------|------------|-------------|--|----------|
| 453 | 1,200 SF     | Negotiable  | 1,200 SF      | 1,200 SF       | NNN        |             | Completely Updated, Ready to Move In   |          |
| 445 | 750 SF       | Negotiable  | 750 SF        | 1,500 SF       | NNN        |             | Completely Remodeled, Ready to Move In!  |          |
| 443 | 750 SF       | Negotiable  | 750 SF        | 750 SF         | NNN        |             |  |          |
| 429 | 5,500 SF     | Negotiable  | 2,500 SF      | 11,000 SF      | NNN        |             | In-Line space next to ACE Hardware. Generous TI Credits Available!                                 |          |
| 461 | 5,500 SF     | Negotiable  | 1,000 SF      | 5,500 SF       | NNN        |             | END CAP! Fully Equipped Restaurant, ready to GO. Divisible, With generous TI Credits available.    |          |
| 457 | 3,000 SF     | Negotiable  | 1,500 SF      | 4,800 SF       | NNN        |             | TI Credits Available!  |          |
| 423 | 4,500 SF     | Negotiable  | 4,500 SF      | 4,500 SF       | NNN        |             | Free Standing with dedicated parking! Great location for Daycare, Office and More. Build to Suit ! |          |

**Property Description**

Ace Hardware anchored strip center located on the main retail corridor of Route 176 in Wauconda


## Location Description

SMG Real Estate is pleased to offer for lease The Wauconda Shopping Plaza. This plaza boasts fantastic curb appeal. It is located on the main retail corridor of Route 176 in downtown Wauconda. This established shopping plaza offers a great mix of local and national tenants. Ace Hardware is established within the plaza, and many local residents are very familiar with this location. The city of Wauconda is located 40 miles southeast of Chicago. Wauconda has three major intersecting highways including US 12, US 59, and IL 176. Wauconda has been voted best city/town to live in for three years in a row by the Daily Herald, and is the perfect destination for shopping, dining, and more! With a general demographic of 78,178+, and an average household income of \$93,983, the city of Wauconda is a lively lake side community with beautiful main streets and pleasurable amenities.

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**COMPREHENSIVE COMMERCIAL REAL ESTATE SOLUTIONS LLC**  
 MATT OCHALSKI  
 P. (847)804-9290  
 F. (847)295-4024  
 Matt@COMPCRE.COM

**LEASE OPPORTUNITY**  
 372 W. LIBERTY STREET, WAUCONDA, IL 60084



**FOR LEASE OR BTS - UP TO 5,000 SF**

- EXISTING 4,920 SF BUILDING OR
- NEW CONSTRUCTION UP TO 5,000 SF
- PIN #: 09-26-422-005
- WAUCONDA RETAIL DISTRICT LOCATION

This is not an offer to sell real estate. The seller is assumed to be accurate for accuracy by Comprehensive Commercial. Information is subject to change. It is your responsibility to independently verify its accuracy. You and your agents should conduct a careful, independent investigation of the property and determine its suitability.

**Property Details**

|                       |                    |
|-----------------------|--------------------|
| Total Space Available | 4,920 SF           |
| Rental Rate Yr        | \$8.54 /SF/Yr      |
| Min. Divisible        | 4,920 SF           |
| Max. Contiguous       | 4,920 SF           |
| Property Type         | Retail             |
| Property Sub-type     | Free Standing Bldg |
| Building Size         | 4,920 SF           |
| Lot Size              | 21,250 SF          |
| Status                | Active             |
| LoopNet ID            | 19571334           |

**Broker Information**

Matthew Ochalski  
 Comprehensive Commercial Real  
 Estate Solutions LLC  
 (847) 804-9290

## Property Notes

Listing's Link: <http://www.loopnet.com/lid/19571334>

**Spaces**

| #       | Space Avail. | Rental Rate   | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------|---------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 4,920 SF     | \$8.54 /SF/Yr |               |                | NNN        |             |             |          |

**Property Description**

Iconic Wauconda Quonset Hut building

**Location Description**

Wauconda Liberty Street retail district



**Property Details**

|                       |                      |
|-----------------------|----------------------|
| Total Space Available | 14,634 SF            |
| Rental Rate Yr        | \$5.25 - 7.50 /SF/Yr |
| Min. Divisible        | 1,860 SF             |
| Max. Contiguous       | 10,000 SF            |
| Property Type         | Industrial           |
| Property Sub-type     | Flex Space           |
| Additional Sub-types  | Warehouse            |
| Building Size         | 37,630 SF            |
| Year Built            | 1992                 |
| Lot Size              | 2 AC                 |
| Zoning Description    | U                    |
| Status                | Active               |
| LoopNet ID            | 20190677             |

**Broker Information**

Joe Heffernan  
Premier Commercial Realty  
(847) 302-5550

## Property Notes

Listing's Link: <http://www.loopnet.com/lid/20190677>

**Spaces**

| # | Space Avail. | Rental Rate   | Min Divisible | Max Contiguous | Lease Type     | Date Avail. | Description   | Sublease |
|---|--------------|---------------|---------------|----------------|----------------|-------------|---|----------|
| D | 10,000 SF    | \$5.25 /SF/Yr | 5,000 SF      | 10,000 SF      | Modified Gross | Now         | Unit D: 10,000 SF temperature controlled warehouse for dead storage . Small office available. Total 14,634 SF can be leased.  |          |
| A | 1,860 SF     | \$7.50 /SF/Yr | 1,860 SF      | 1,860 SF       | Modified Gross |             | UNIT A: 1,860 SF with 512 SF warehouse and 1,348 SF office (*). *266 SF common area reflected in total office SF. See layout. Contact Joe H for additional information and to schedule a tour.  |          |
| B | 2,774 SF     | \$7.50 /SF/Yr | 2,774 SF      | 2,774 SF       | Modified Gross |             | UNIT B: 2,774 SF with 1,368 SF warehouse and 1,406 SF office (*). Can be combined with Unit A for 4,634 SF.*266 SF common area reflected in total office SF. See layout. Contact Joe H for additional information and to schedule a tour. |          |

**Property Description**

Professionally finished offices available in larger industrial building, with warehouse storage and dock access. UNIT A: 1,860 SF with 512 SF warehouse and 1,348 SF office (\*). UNIT B: 2,774 SF with 1,368 SF warehouse and 1,406 SF office(\*). Can be combined with Unit A for 4,634 SF. Unit D: 10,000 SF temperature controlled warehouse for dead storage . Small office available. Total 14,634 SF can be leased. \*266 SF common area reflected in total office SF. See layout. Contact Joe H for additional information and to schedule a tour.

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**Location Description**

Route 12 to Bonner, East to Karl Court

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**Property Details**

|                       |   |
|-----------------------|---|
| Total Space Available | 2,300 SF                                      |
| Rental Rate Yr        | \$6.25 /SF/Yr                                 |
| Min. Divisible        | 2,300 SF                                      |
| Max. Contiguous       | 2,300 SF                                      |
| Property Type         | Industrial                                    |
| Property Sub-type     | Flex Space                                    |
| Additional Sub-types  | Manufacturing<br>Office Showroom<br>Warehouse |
| Building Size         | 23,000 SF                                     |
| Status                | Active  |
| LoopNet ID            | 20439899                                      |

**Broker Information**

Kris Merritt  
 Platford Realty, Inc  
 (847) 387-3482

Property Notes

Listing's Link: <http://www.loopnet.com/lid/20439899>

**Spaces**

| #   | Space Avail. | Rental Rate   | Min Divisible | Max Contiguous | Lease Type     | Date Avail. | Description   | Sublease |
|-----|--------------|---------------|---------------|----------------|----------------|-------------|---|----------|
| 105 | 2,300 SF     | \$6.25 /SF/Yr | 2,300 SF      | 2,300 SF       | Modified Gross | Now         | Rare flexible space<br>2,300 sqft with a truck<br>dock! |          |

**Property Description**

Great space in a well maintained complex. Truck dock for space a rare feature!

**Location Description**

Conveniently located off Route 12 and Bonner Rd. Just South on Brown St.



### Property Details

|                       |                |
|-----------------------|----------------|
| Total Space Available | 850 SF         |
| Rental Rate Yr        | \$13.41 /SF/Yr |
| Min. Divisible        | 850 SF         |
| Max. Contiguous       | 1,665 SF       |
| Property Type         | Retail         |
| Property Sub-type     | Street Retail  |
| Building Size         | 6,050 SF       |
| Lot Size              | 8,250 SF       |
| Status                | Active         |
| LoopNet ID            | 20427384       |

### Broker Information

Mike Marling  
Marling Management Inc.  
(847) 249-8322

### Property Notes

Listing's Link: <http://www.loopnet.com/lid/20427384>

### Spaces

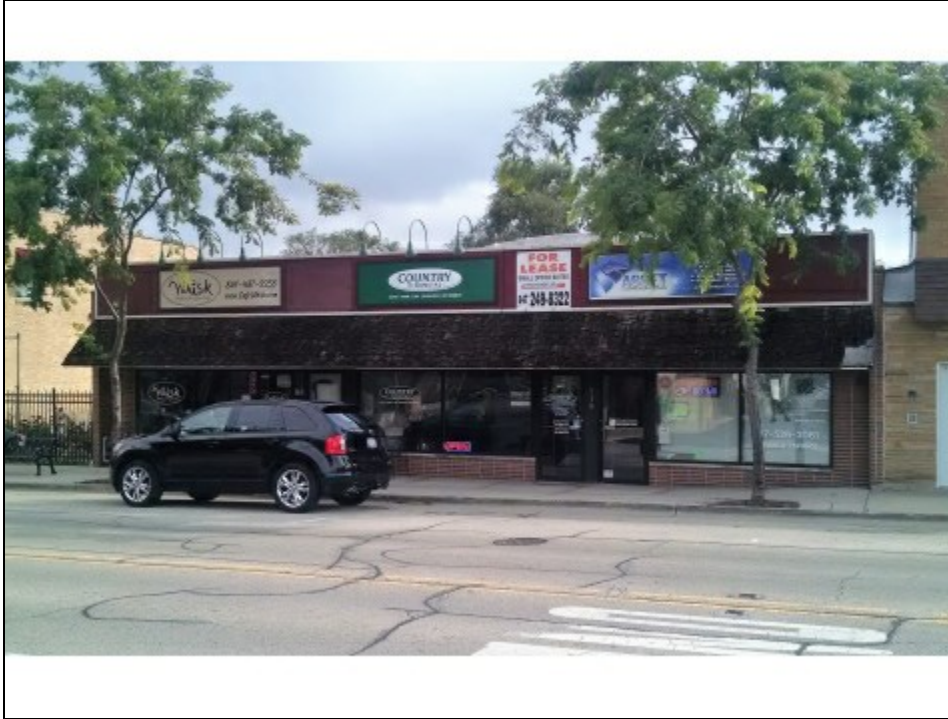
| #           | Space Avail. | Rental Rate    | Min Divisible | Max Contiguous | Lease Type   | Date Avail. | Description | Sublease |
|-------------|--------------|----------------|---------------|----------------|--------------|-------------|-------------|----------|
| Middle Unit | 850 SF       | \$13.41 /SF/Yr |               | 1,665 SF       | Full Service | Now         |             |          |

### Property Description

DOWNTOWN WAUCONDA STORE FRONT AVAILABLE GAS, ELECTRIC, WATER, GARBAGE ALL INCLUDED STREET PARKING + ADDITIONAL PARKING LOCATED IN REAR OF BUILDING FLEXIBLE SIZE RANGE AVAILABLE BETWEEN 850 SF UP TO 1,665 SF. REAR UNITS ALSO AVAILABLE IF STORE FRONT IS NOT NEEDED GREAT RENTAL VALUE AND GREAT DOWNTOWN LOCATION! CALL FOR DETAILS OR SHOWING

### Location Description

Located in Downtown Wauconda just south of Rte. 176.



### Property Details

|                       |                 |
|-----------------------|-----------------|
| Total Space Available | 950 SF          |
| Rental Rate Yr        | Negotiable      |
| Min. Divisible        | 300 SF          |
| Max. Contiguous       | 650 SF          |
| Property Type         | Office          |
| Property Sub-type     | Office Building |
| Building Size         | 3,630 SF        |
| Building Class        | B               |
| Status                | Active          |
| LoopNet ID            | 19315074        |

### Broker Information

Mike Marling  
Marling Management Inc.  
(847) 249-8322

### Property Notes

Listing's Link: <http://www.loopnet.com/lid/19315074>

### Spaces

| #  | Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type     | Date Avail. | Description   | Sublease |
|----|--------------|-------------|---------------|----------------|----------------|-------------|---|----------|
| C  | 300 SF       | Negotiable  | 300 SF        | 400 SF         | Full Service   |             | 300 UP TO 400 RENTABLE SQ. FT. UNIT. MOVE IN READY                      |          |
| DE | 650 SF       | Negotiable  |               |                | Modified Gross | Now         | Nice wide open space, great for office or commercial service type uses. |          |

### Property Description

Office Suites available in Wauconda. Clean units move in ready to go with suites available with low monthly rents that include utilities. Free rent possible with longer term leases, very economical office solution. Get your business out of your house and into an office suite or downsize and save yourself some money. Call for showing and more details today.

### Location Description

Located in downtown Wauconda on Main St. Just North of Rte 176 and Main St. intersection.



Listing's Link: <http://www.loopnet.com/lid/20394812>

#### Property Details

|                       |               |
|-----------------------|---------------|
| Total Space Available | 1,800 SF      |
| Rental Rate Yr        | \$9.85 /SF/Yr |
| Min. Divisible        | 1,800 SF      |
| Max. Contiguous       | 1,800 SF      |
| Property Type         | Industrial    |
| Property Sub-type     | Warehouse     |
| Building Size         | 26,000 SF     |
| Year Built            | 1986          |
| Lot Size              | 4,927 SF      |
| Tax ID/APN            | 09-23-300-074 |
| Status                | Active        |
| LoopNet ID            | 20394812      |

#### Broker Information

Kris Merritt  
 Platford Realty, Inc  
 (847) 387-3482

Property Notes

#### Spaces

| #   | Space Avail. | Rental Rate   | Min Divisible | Max Contiguous | Lease Type     | Date Avail. | Description  | Sublease |
|-----|--------------|---------------|---------------|----------------|----------------|-------------|--|----------|
| 201 | 1,800 SF     | \$9.85 /SF/Yr | 1,800 SF      | 1,800 SF       | Modified Gross |             | Great location with frontage on Route 12. Open space flexible for all your business needs. |          |

#### Property Description

Open space with flexibility! Frontage on Route 12 in Wauconda for all your business needs.

#### Location Description

Easy access on Route 12, North of 176 and south of Bonner Rd.



#### Property Details

|                       |                        |
|-----------------------|------------------------|
| Total Space Available | 1,500 SF               |
| Rental Rate Yr        | \$7.50 /SF/Yr          |
| Min. Divisible        | 1,500 SF               |
| Max. Contiguous       | 1,500 SF               |
| Property Type         | Industrial             |
| Property Sub-type     | Flex Space             |
| Building Size         | 24,000 SF              |
| Year Built            | 1990                   |
| Lot Size              | 65,340 SF              |
| Zoning Description    | I-2 (Light Industrial) |
| Status                | Active                 |
| LoopNet ID            | 20222909               |

#### Broker Information



Mike DeSerto  
Entre Commercial Realty  
(224) 588-3026

#### Property Notes

Listing's Link: <http://www.loopnet.com/lid/20222909>

#### Spaces

| #   | Space Avail. | Rental Rate   | Min Divisible | Max Contiguous | Lease Type     | Date Avail. | Description  | Sublease |
|-----|--------------|---------------|---------------|----------------|----------------|-------------|--|----------|
| 111 | 1,500 SF     | \$7.50 /SF/Yr |               |                | Modified Gross | Now         | High Image Industrial Flex Space for Lease. Unit includes drive-in door. |          |

#### Property Description

High image industrial flex unit for lease. Units include 16' clear, 400A/120-208V, 2 spaces per 1000 SF parkingratio. Unit offer Drive-in door (10x10).

#### Location Description

Clean and functional unit immediately available with convenient access to Hwy. 12.



### Property Details

|                       |                        |
|-----------------------|------------------------|
| Total Space Available | 7,750 SF               |
| Rental Rate Yr        | \$6.95 /SF/Yr          |
| Min. Divisible        | 7,750 SF               |
| Max. Contiguous       | 7,750 SF               |
| Property Type         | Industrial             |
| Property Sub-type     | Flex Space             |
| Additional Sub-types  | Warehouse              |
| Building Size         | 30,000 SF              |
| Year Built            | 1990                   |
| Lot Size              | 130,680 SF             |
| Zoning Description    | I-1 (Light Industrial) |
| Features              | Electricity/Power      |
| Status                | Active                 |
| LoopNet ID            | 20222885               |

### Broker Information



Mike DeSerto  
Entre Commercial Realty  
(224) 588-3026

### Property Notes

Listing's Link: <http://www.loopnet.com/lid/20222885>

### Spaces

| #   | Space Avail. | Rental Rate   | Min Divisible | Max Contiguous | Lease Type     | Date Avail. | Description  | Sublease |
|-----|--------------|---------------|---------------|----------------|----------------|-------------|--|----------|
| 202 | 7,750 SF     | \$6.95 /SF/Yr |               |                | Modified Gross | Now         | High Image Industrial Warehouse. Unit includes private truck dock and drive-in door. |          |

### Property Description

High image industrial units for lease. Units include 21' clear, 200A/480V 3 phase, and great office to warehouse ratio. Units offer private truck docks and Drive-in doors.

### Location Description

Clean and functional units immediately available with convenient access to Hwy. 12.





**Property Details**

|                       |                   |
|-----------------------|-------------------|
| Total Space Available | 1,800 SF          |
| Rental Rate Yr        | \$7.30 /SF/Yr     |
| Min. Divisible        | 1,800 SF          |
| Max. Contiguous       | 1,800 SF          |
| Property Type         | Industrial        |
| Property Sub-type     | Warehouse         |
| Building Size         | 23,333 SF         |
| Year Built            | 1989              |
| Lot Size              | 50,607 SF         |
| Zoning Description    | INDUSTRIAL        |
| Features              | Electricity/Power |
| Status                | Active            |
| LoopNet ID            | 20219926          |

**Broker Information**

Sean Ryan  
 Ryan and Company Realtors  
 (847) 526-0300

Listing's Link: <http://www.loopnet.com/lid/20219926>

Property Notes

**Spaces**

| #   | Space Avail. | Rental Rate   | Min Divisible | Max Contiguous | Lease Type     | Date Avail. | Description   | Sublease |
|-----|--------------|---------------|---------------|----------------|----------------|-------------|---|----------|
| 202 | 1,800 SF     | \$7.30 /SF/Yr | 1,800 SF      | 1,800 SF       | Modified Gross | Now         | 1/2 office/show room,<br>1/2 warehouse.<br>Washroom, OH Door in<br>the warehouse area.<br>Plenty of parking |          |

**Property Description**

1800 Sq Ft Industrial condo with 1/2 office 1/2 shop area. 10x10 OH Door. Bathroom in unit. Ample parkingalso For Sale \$109,900

**Location Description**

Easy access to Route 12 and Route 176

**Property Details**

|                       |                     |
|-----------------------|---------------------|
| Total Space Available | 1,700 SF            |
| Rental Rate Yr        | \$15 /SF/Yr         |
| Min. Divisible        | 800 SF              |
| Max. Contiguous       | 900 SF              |
| Property Type         | Retail              |
| Property Sub-type     | Neighborhood Center |
| Gross Leasable Area   | 10,000 SF           |
| Status                | Active              |
| LoopNet ID            | 19372261            |

**Broker Information**

jeffrey holmes  
Regional Realty Corporation  
(847) 818-8300

## Property Notes

Listing's Link: <http://www.loopnet.com/lid/19372261>

**Spaces**

| #  | Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type   | Date Avail. | Description   | Sublease |
|----|--------------|-------------|---------------|----------------|--------------|-------------|---|----------|
| 3  | 800 SF       | \$15 /SF/Yr |               | 800 SF         | Full Service |             | Quaint store front in dynamic and growing downtown Wauconda. Other suites also available. |          |
| 10 | 900 SF       | \$15 /SF/Yr | 900 SF        | 900 SF         | Full Service |             |   |          |

**Property Description**

Front retail suite in a converted bank building in Downtown Wauconda. Building offers offices and retail in a dynamic location.

**Location Description**

Prime property located in the center of growing downtown Wauconda, just off the lake.



#### Property Details

|                       |                   |
|-----------------------|-------------------|
| Total Space Available | 3,123 SF          |
| Rental Rate Yr        | Negotiable        |
| Min. Divisible        | 88 SF             |
| Max. Contiguous       | 1,971 SF          |
| Property Type         | Industrial        |
| Property Sub-type     | Warehouse         |
| Building Size         | 60,174 SF         |
| Year Built            | 1976              |
| Lot Size              | 1.50 AC           |
| Zoning Description    | LI, Wauconda      |
| Features              | Electricity/Power |
| Status                | Active            |
| LoopNet ID            | 19003603          |

#### Broker Information

David Johnson  
L.B. Andersen & Co.  
(630) 893-3955

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19003603>

#### Spaces

| #  | Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description      | Sublease |
|----|--------------|-------------|---------------|----------------|------------|-------------|------------------|----------|
| 1  | 751 SF       | Negotiable  | 751 SF        | 751 SF         |            |             |                  |          |
| 1J | 88 SF        | Negotiable  | 88 SF         | 88 SF          |            |             |                  |          |
| 2A | 1,971 SF     | Negotiable  | 1,971 SF      | 1,971 SF       |            |             | Warehouse Space. |          |
| 1H | 313 SF       | Negotiable  | 313 SF        | 313 SF         |            |             |                  |          |

#### Property Description

This building offers mostly industrial warehouse space but does have other potential uses such as offices, workshops, and even sporting facility usage. Equipped with an Industrial Elevator and Loading Docks, this may be the perfect fit for your business you've been looking for.

#### Location Description

Located just off of Route 12 in Wauconda, 441 Bonner is easily accessible to nearing larger cities including Crystal Lake, Lake Zurich, Barrington, etc...



#### Property Details

|                       |                |
|-----------------------|----------------|
| Total Space Available | 28,309 SF      |
| Rental Rate Yr        | Negotiable     |
| Min. Divisible        | 1,225 SF       |
| Max. Contiguous       | 25,804 SF      |
| Property Type         | Retail         |
| Property Sub-type     | Retail (Other) |
| Building Size         | 84,020 SF      |
| Status                | Active         |
| LoopNet ID            | 20320733       |

#### Broker Information

Jessica Rowe  
Mid-America Asset Management,  
Inc.  
(630) 954-7300

#### Property Notes

Listing's Link: <http://www.loopnet.com/lid/20320733>

#### Spaces

| #        | Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|----------|--------------|-------------|---------------|----------------|------------|-------------|-------------|----------|
| ASpace 1 | 25,804 SF    | Negotiable  |               |                | NNN        | Now         |             |          |
| C1       | 1,225 SF     | Negotiable  |               |                | NNN        | Now         |             |          |
| C3       | 1,280 SF     | Negotiable  |               |                | NNN        | Now         |             |          |

#### Property Description

1,225 - 25,804 SF opportunities

#### Location Description

SWC Rand Road & Route 176



### Property Details

|                       |               |
|-----------------------|---------------|
| Total Space Available | 14,023 SF     |
| Rental Rate Yr        | \$6.95 /SF/Yr |
| Min. Divisible        | 14,023 SF     |
| Max. Contiguous       | 14,023 SF     |
| Property Type         | Industrial    |
| Property Sub-type     | Warehouse     |
| Building Size         | 14,023 SF     |
| Lot Size              | 0.80 AC       |
| Status                | Active        |
| LoopNet ID            | 18196742      |

### Broker Information



Stephen Sullivan  
NAI Hiffman  
(847) 610-0123

### Property Notes

Listing's Link: <http://www.loopnet.com/lid/18196742>

### Spaces

| #       | Space Avail. | Rental Rate   | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------|---------------|---------------|----------------|------------|-------------|-------------|----------|
| Space 1 | 14,023 SF    | \$6.95 /SF/Yr |               |                | NNN        |             |             |          |

### Property Description

14,023 SF Building. 2,000 SF Office. 18'6" Clear Height. 1 exterior truck dock. 1 drive-in door. 30' x 27'6" bay size. 200 amps, 120/240 volts. 15 car parking. Ideal office layout with three privates and a conference room. Energy efficient infrared heating system in warehouse. New roof with 20-year warranty.

### Location Description

Tremendous stand alone facility on corner lot in the Wauconda Industrial Park. Located just east of Route 12 off Bonner Road, west of Fairfield Road



**Property Details**

|                       |                                |
|-----------------------|--------------------------------|
| Total Space Available | 35,133 SF                      |
| Rental Rate Yr        | \$5.25 /SF/Yr                  |
| Min. Divisible        | 35,133 SF                      |
| Max. Contiguous       | 35,133 SF                      |
| Property Type         | Industrial                     |
| Property Sub-type     | Warehouse                      |
| Additional Sub-types  | Manufacturing                  |
| Building Size         | 35,133 SF                      |
| Year Built            | 1990                           |
| Lot Size              | 1.87 AC                        |
| Tax ID/APN            | 09-23-102-050                  |
| Features              | Electricity/Power - A:1200 P:3 |
| Status                | Active                         |
| LoopNet ID            | 18064582                       |

**Broker Information**

Ned Frank  
 Colliers International  
 (847) 698-8444

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18064582>

**Spaces**

| # | Space Avail. | Rental Rate   | Min Divisible | Max Contiguous | Lease Type   | Date Avail. | Description | Sublease |
|---|--------------|---------------|---------------|----------------|--------------|-------------|-------------|----------|
| 1 | 35,133 SF    | \$5.25 /SF/Yr | 35,133 SF     | 35,133 SF      | Modified Net | Now         |             |          |

**Property Description**

Ideally a contractor yard, on-site trailer storage.