

FOR SALE
61,344 Sq. Ft. Industrial Building
Park Place Business Center
436 Park Avenue Lake Villa, Illinois

Available:	61,344 Sq. Ft.
Building Size:	61,344 Sq. Ft.
Land Area:	4.01 Acres
Office & Finished Areas:	5,256 Sq. Ft. Office Area & 3,960 Sq. Ft. Warehouse Support Area
Year Built:	2003 with addition in 2014
Description:	Masonry – Precast Panel
Heat:	Unit Heaters
Docks:	Four (4) Exterior Docks servicing warehouse area
Drive-In Doors:	Two (2) sets of 16' x 14' Grade Level Doors for drive through area
Parking:	40 vehicles plus 13 delivery truck spaces
Power:	1200 Amp panel & 200 Amp panel at 277/480 Volts, 3 PH, 4W 200 Amp panel at 120/208 Volts, 3 PH, 4W Kohler Natural Gas Generator – 125KW, 277/480V, 200 Amp ATS
Ceiling Height:	24' Clear Height
Column Spacing:	44' x 39'
Sprinkler System:	Standard System for warehouse
Real Estate Taxes:	\$1.32 per Sq. Ft. (2017 Actual)
Sale Price:	\$3,987,360 (\$65 per Sq. Ft.)
Remarks:	LI-2 (Light Industry) zoning. 15,840 Sq. Ft. drive through area. 5,400 Sq. Ft. refrigerated cooler. Numerous upgrades to facility - see additional property specifications enclosed. Lake Michigan water - target completion date in 2018. Adjacent 4.41 acre lot for building and parking expansion for sale at \$735,000 (\$3.83 per Sq. Ft.).

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 Prices and availability subject to change and listing may be withdrawn without notice.



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