

Additional Property Specifications - 436 Park Avenue, Lake Villa, Illinois

Remarks: Must see this facility to appreciate.

This well-equipped industrial facility is improved with many upgrades. The design, layout and features of the building can accommodate a wide variety of uses such as distribution & delivery companies, food companies, medical, automotive, recreational, manufacturing, assembly and storage operations

Site Improvements:

- ▼ 13 parking spaces for 30' delivery trucks
- ▼ Concrete paving for loading docks
- ▼ Kohler natural gas generator for entire facility
- ▼ Security cameras for building exterior
- ▼ Outdoor Patio with adjacent lawn area
- ▼ Landscaping
- ▼ Fire Hydrant

Office Area:

- ▼ 5,256 Sq. Ft. with 6 private offices, conference room, graphics room, lunch room, open area for work stations, storage room, secure record storage room and IT room.
- ▼ Washroom facilities with one set of washrooms ADA compliant
- ▼ Security alarm system with cameras

Warehouse Area:

- ▼ 15,840 Sq. Ft. drive through area with triple catch basin trench drains
- ▼ 3,980 Sq. Ft. warehouse support area with storage, equipment cleaning rooms with sinks and floor drains, one office and a driver's room
- ▼ 5,400 Sq. Ft. cooler addition for refrigeration or can be converted to warehouse space
- ▼ Lift Truck storage and charging area
- ▼ T-8 Lighting
- ▼ Gas forced air unit heaters
- ▼ Security alarm system with cameras

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 Prices and availability subject to change and listing may be withdrawn without notice.



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