

651 S. Martin Luther King Jr. Ave., Waukegan, IL

**\$1,999,000**



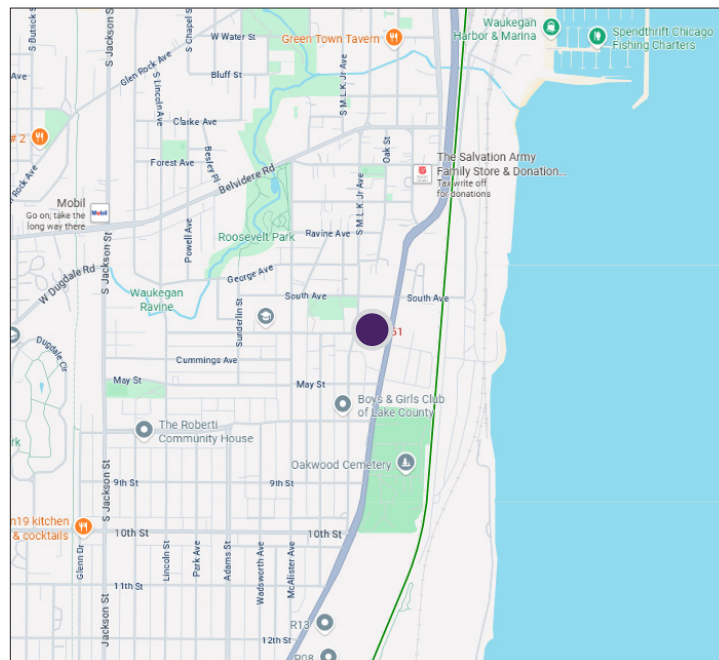
## Property Highlights

- 86,000 SF warehouse
  - Flexible workspace with open offices areas, conference/meeting rooms
- Building features: 14' ceilings, 3 loading docks and 1 drive-in door
- Power: 1,600 AMPs, 480 Volts, 3 & 4 phase
- Perfect for distribution, manufacturing or storage
- Land area: 130,680SF
- Parking spaces: 240 vehicles
- Zoning: B2
- Taxes (2023): \$23,661.08

## Property Overview

Located near Route 137 in Waukegan, IL, this 86,000 square foot warehouse is available for sale. This property features flexible workspaces with multiple sunlit offices, 14' high ceilings, 3 loading docks, 1 drive-in door. Perfect for distribution, manufacturing, or storage operations. Ample parking on-site to accommodate over 240 vehicles. Perfect opportunity for user or investor. Situated amongst a multitude of shops, restaurants and entertainment venues, this industrial offering is an excellent investment opportunity.

Located 35 miles north of Chicago, Waukegan is the largest city and County Seat of Lake County. Located within the Chicago MSA, the city has a strong retail presence with HH incomes over \$80,000 in a one-mile radius.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,603	80,343	133,972
Households	3,810	24,355	43,813
Average Income	\$57,993	\$65,364	\$82,909

**Brad Thompson**

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All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

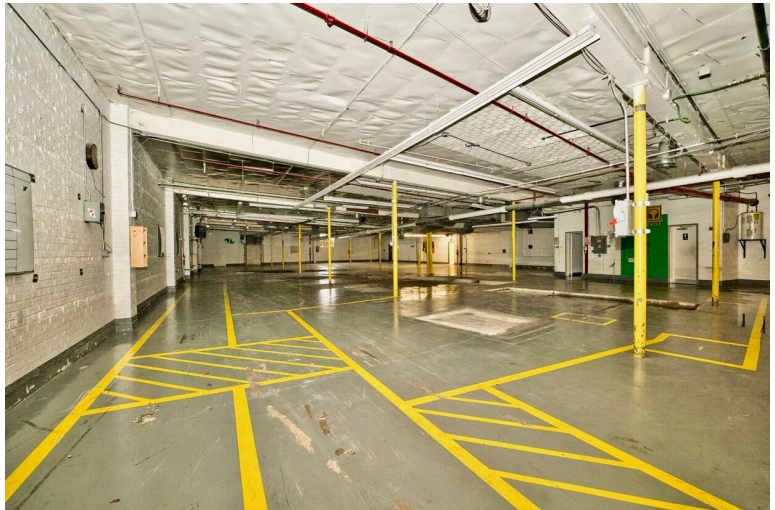
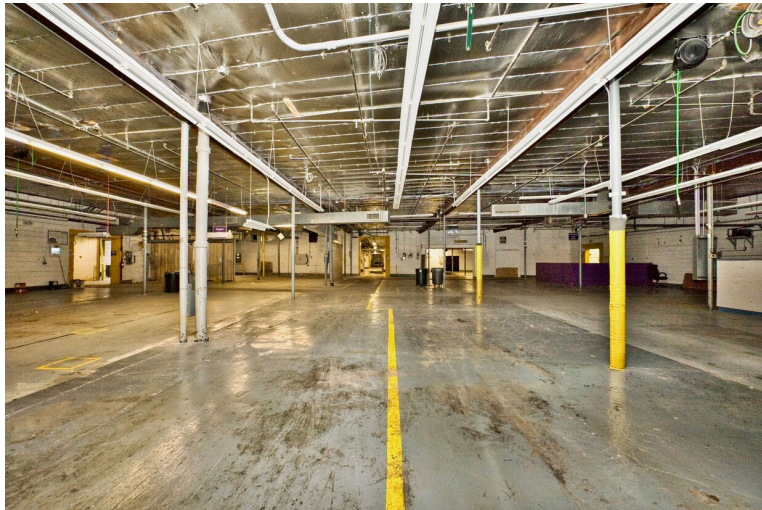


**MILLENNIUM**  
PROPERTIES R/E

*For Sale: Warehouse Near Route  
137 in Prime Waukegan Location*

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