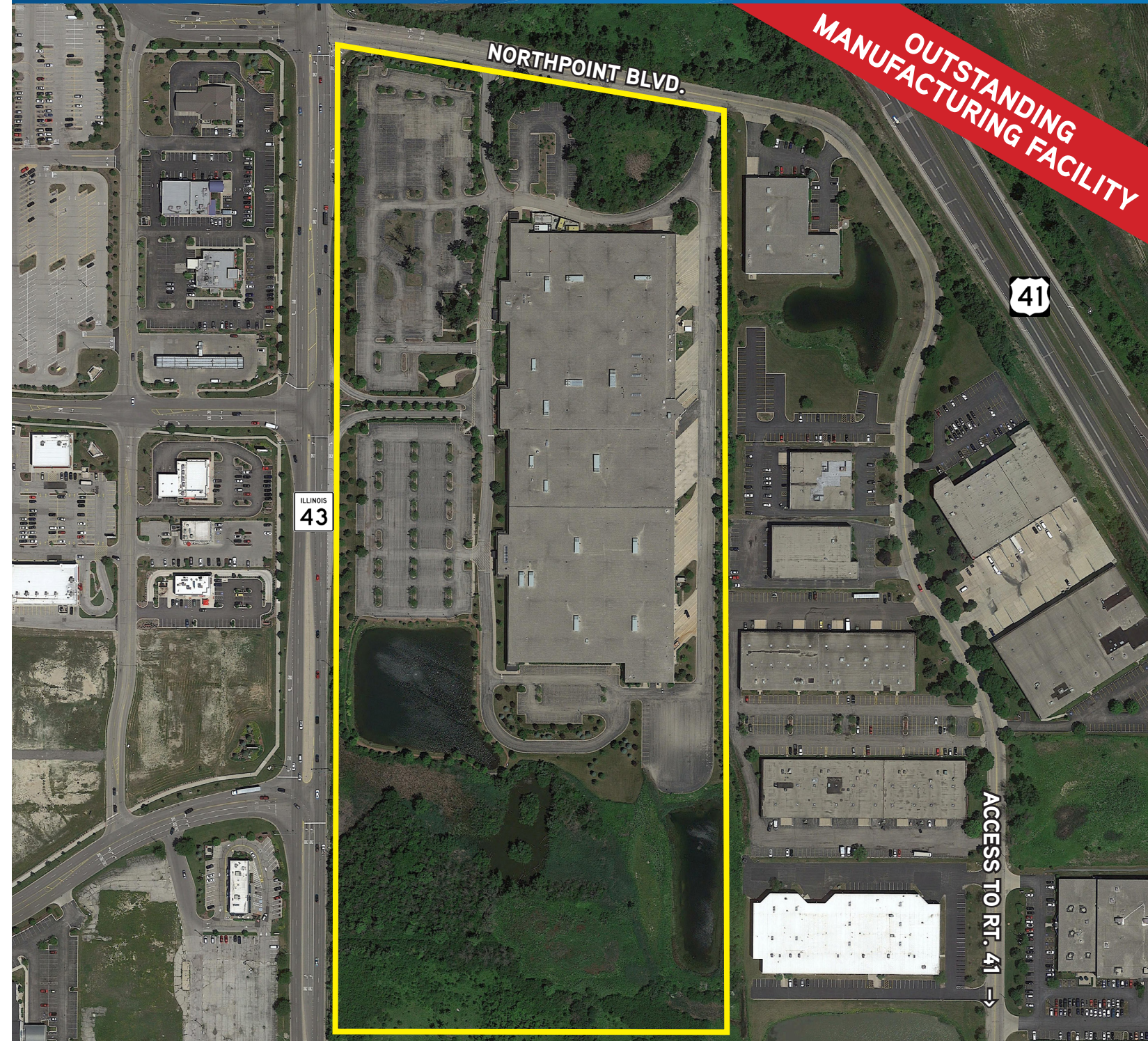
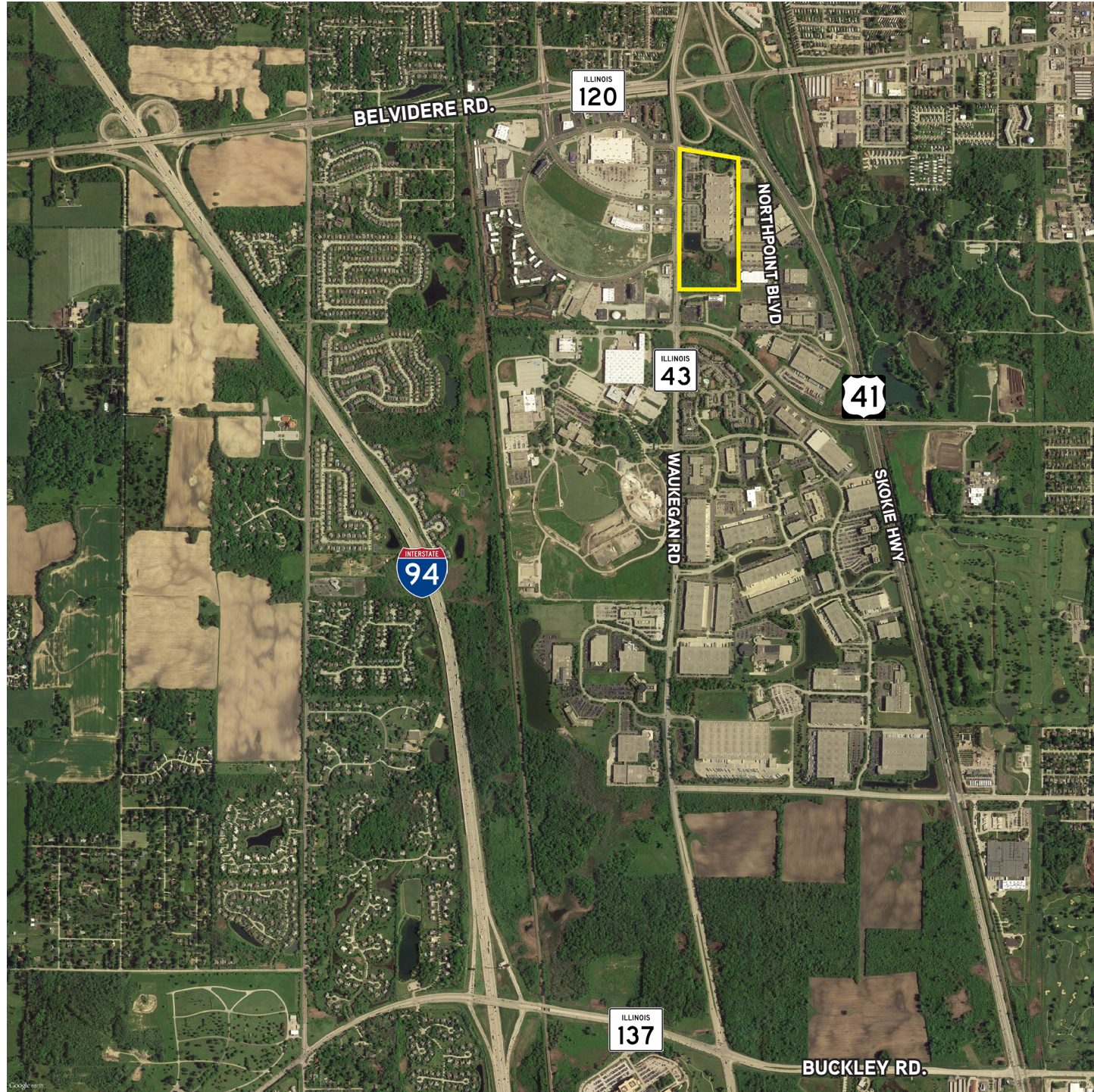


AVAILABLE > 363,027 SF (DIVISIBLE TO 100,000 SF)

800 S. Northpoint Blvd.

WAUKEGAN, IL



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Under New Ownership

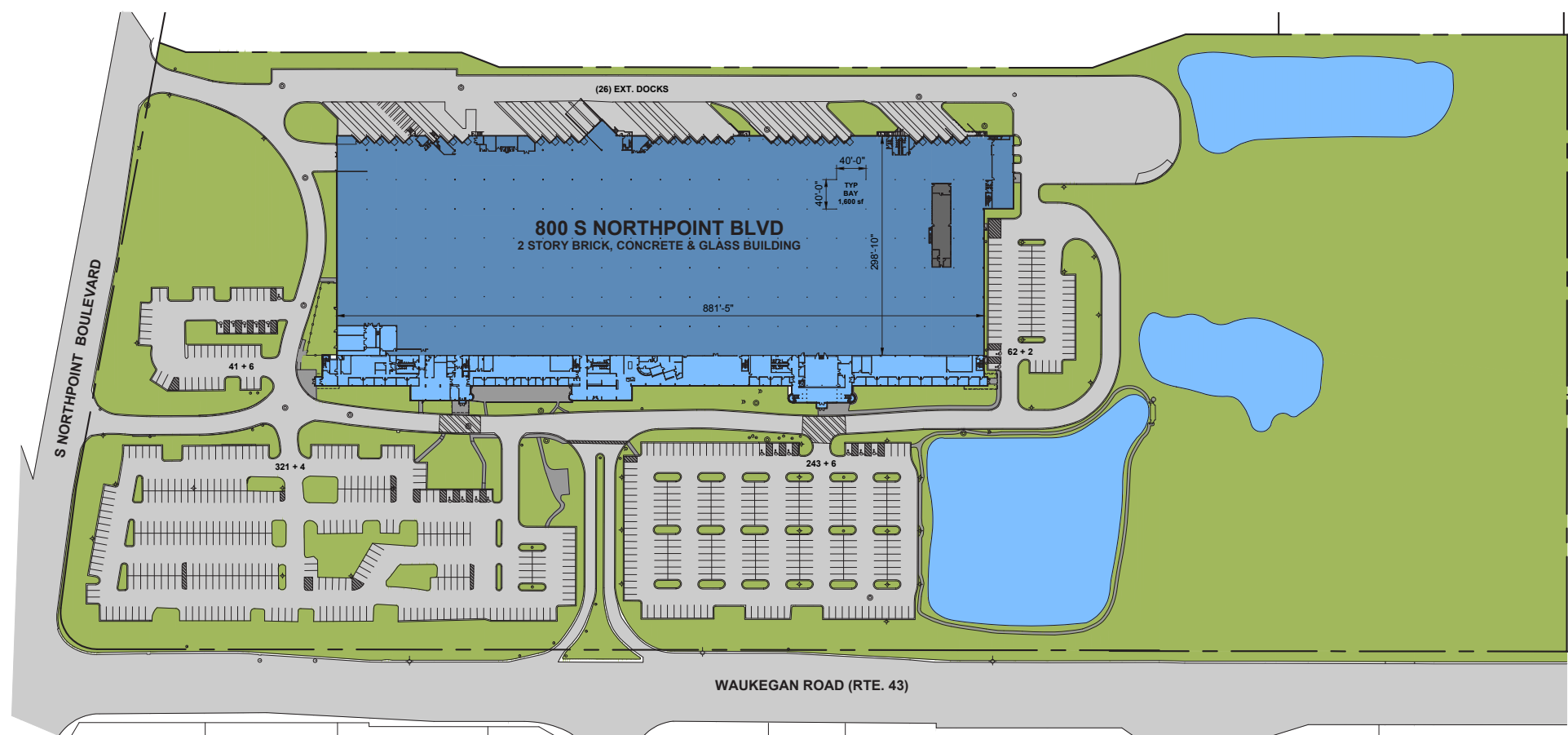


COLLIERS INTERNATIONAL
6250 N. River Road, Suite 11-100
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About This Property

- > Outstanding manufacturing facility
- > Available: 363,027 SF (divisible to 100,000 SF)
- > Building Size: 363,027 SF
- > Land Site: 37.43 Acres
- > Office: Up to 93,773 SF (2-story)
- > Ceiling Height: 24' clear
- > Loading: 26 exterior docks, 6 drive-in doors
- > Sprinklers: ESFR
- > HVAC: Fully air-conditioned, 1200 tons
- > Lighting: T-5
- > Power: Three services: 4000 amp/480 volt; 2000 amp/480 volt, 2000 amp/480 volt
- > Car Parking: 685 car spaces
- > Year Built: 1995, Phase 2 completed 1998, Phase 3 completed 2007
- > Real Estate Taxes: \$1.75/SF 2016
- > CAM: \$0.50/SF
- > Compressed air lines
- > Maintenance room
- > Tier 2 data center with redundant power and AT&T fiber
- > 37 Total acres: 21 acre main site, 16 acres to the south
- > 100 KW back-up generator for entire building
- > Enterprise zone
- > Sale/Lease Rate: Subject to offer



NOTE: SITE PLAN SHOWN NOT TO SCALE DUE TO SHEET SIZE/LAYOUT

site plan
scale: n.t.s.



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Owned & managed by:  VENTURE ONE
REAL ESTATE

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