

AVAILABLE
14,023 SF
PRICE
REDUCTION!



295 Jamie Lane

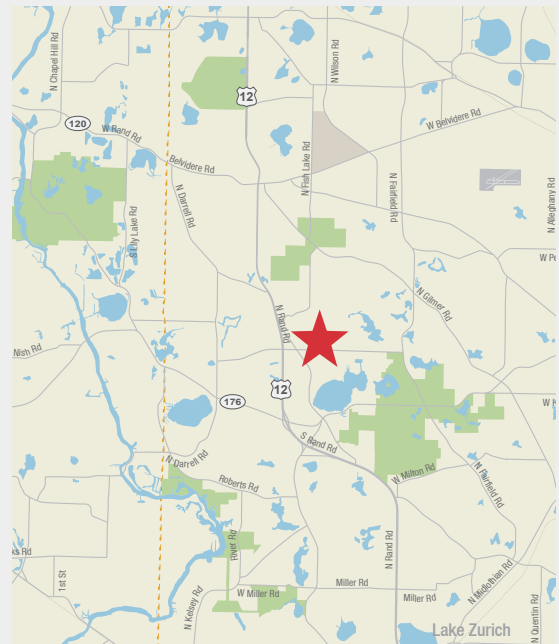
Wauconda, Illinois 60084

Property Features

- 14,023 SF Building
- 2,000 SF Office
- 0.80 Acres
- 18'6 Clear Height
- 1 Exterior Truck Dock w/leveler
- 1 Drive-in Door (14' x 14')
- 30' x 27'6 Bay Size
- 200 Amps; 120/240 Volts
- 15 Car Parking
- Real Estate Taxes: \$1.79 psf
- Sale Price: ~~\$995,000 (\$70.95 psf)~~
\$895,000 (\$63.82 psf)
- Lease Price: \$6.95 psf Net

Amenities

- 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
- Low Lake County taxes
- Ideal office layout with three privates and a conference room
- Energy efficient infrared heating system in warehouse
- New roof with 20-year warranty



For more information:

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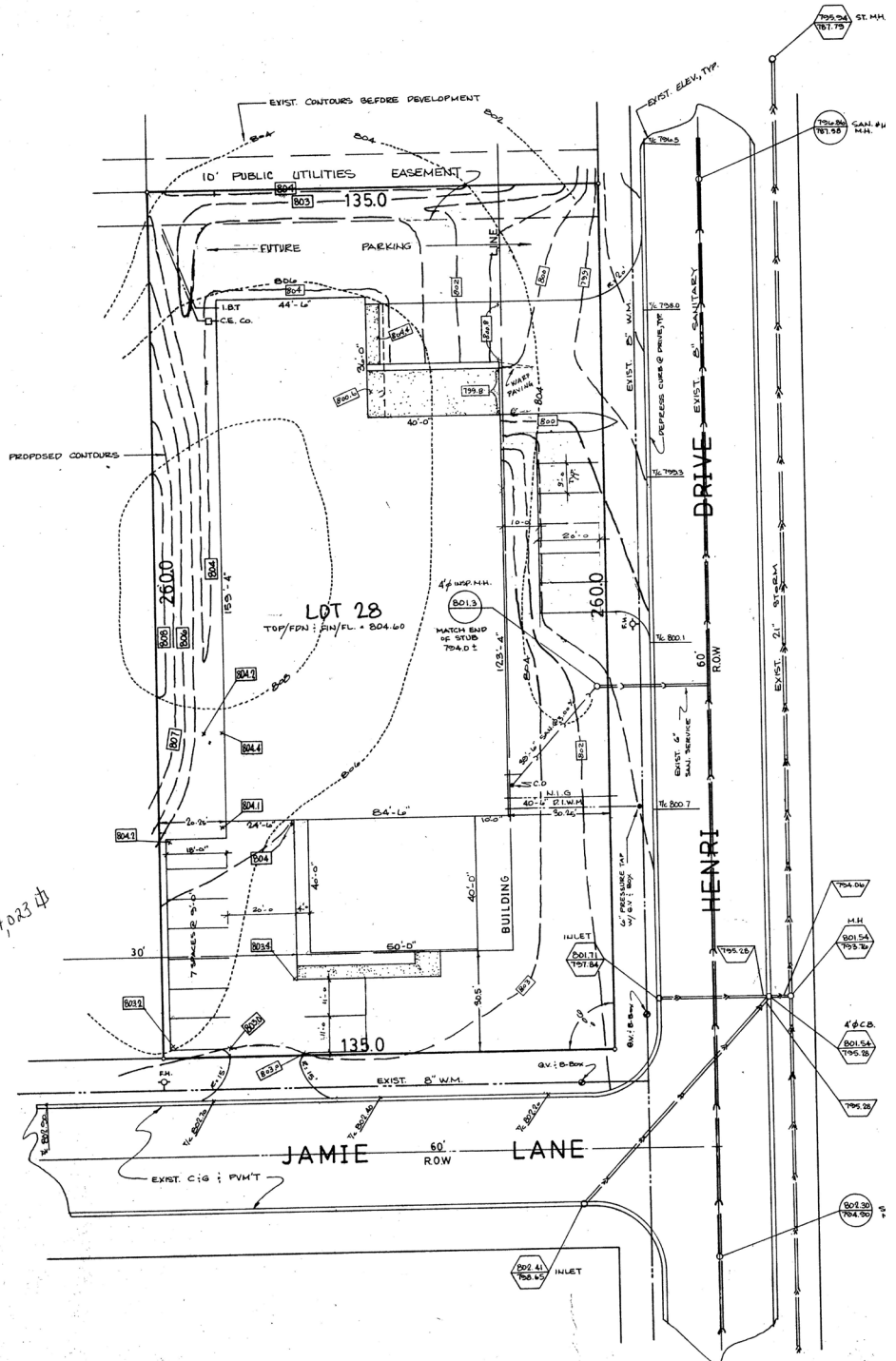
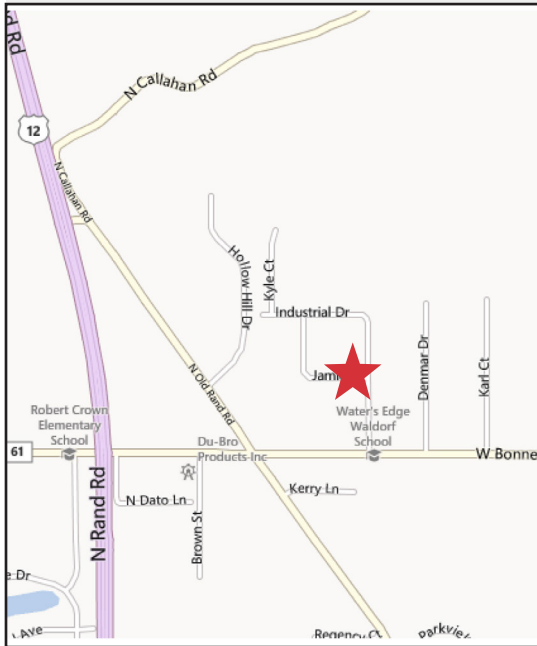
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