



ROBERT E. FRANK
OWNER / MANAGING BROKER
847-508-5263



Industrial CONDO FOR LEASE ASKING \$1,895/MO

**888 E. BELVIDERE RD., UNIT 410
GRAYSLAKE, IL 60030**

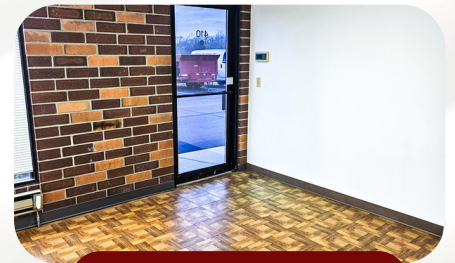


ABOUT PROPERTY

Grayslake industrial condo with 1925 square feet and 10x10 overhead garage door. Upgrades include newer HVAC and Central air system, Three Phase power, double steel doors in several rooms, existing partitions can be removed to create clear span space. Ample parking. Uses allowed in the LI zoning include pharmaceutical, machine shop, plastics manufacturing, exterminator, equipment rental, beverage distribution, etc...Great for small business looking to get out of home garage! Long term tenant recently vacated. Available immediately. Join hundreds of Grayslake businesses at 888 E Belvidere Industrial Complex. On lock box for easy access.

FEATURES

- Approx. 1,925 sq. ft.
- \$11.81 SF/YR
- Zoned LI
- 10 x 10 Overhead Door
- 3 Phase Power
- Ample Parking
- Many Potential Uses
- Avail Immediately



WELCOME!



10X10 OHD



LARGE ROOM

- 📞 847-356-LAND
- 📍 P.O. BOX 1111, LAKE VILLA, IL 60046
- 🌐 WWW.ROBERTEFRANKREALESTATE.COM
- ✉ ROBERTEFRANKREALESTATE@GMAIL.COM



Industrial
Status: **ACTV**
Area: **30**
Address: **888 E Belvidere Rd Unit 410, Grayslake, IL 60030**
Directions: **ROUTE 120 TO ATKINSON, NORTH TO ENTRANCE OF 888 E BELVIDERE COMPLEX AND GO TO UNIT 410**
Closed:
Off Mkt:
Township: **Avon**
Year Built: **1996**
Zone Type: **Industrial**
Act Zoning: **LI**
Subtype: **Condo**
MLS #: **12341749**
List Date: **04/24/2025**
List Dt Rec: **04/24/2025**
Lst. Mkt. Time: **13**
Contract:
Concessions:
Unincorporated: **No**
PIN #:
Multiple PINs:
Relist:
Unit SF: **1925** (Leasable Area Units: **Square Feet**)
Lease Type: **Modified Gross**
Rented Price:
Lease SF/Y: **\$11.81**
Mthly. Rnt. Price: **\$1,895**
CTGF:
Blt Before 78: **No**
County: **Lake**
Min Rentable SF: **1925**
Max Rentable SF: **1925**
Tot Bldg SF:
Office SF: **1925**
Lot Dim:
Lot Size Source: **County Records**
Stories: **1**
Gross Rentable Area:
Net Rentable Area:
Investment: **Yes**
List Price Per SF: **\$0**
Com Area Maint SF/Y: **\$0**
Est. Tax per SF/Y: **\$0**
User: **Yes**
Sold Price Per SF: **\$0**
Mobility Score: **-**



Remarks: **Grayslake industrial condo with 1925 square feet and 10x10 overhead garage door. Upgrades include newer HVAC and Central air system, Three Phase power, double steel doors in several rooms, existing partitions can be removed to create clear span space. Ample parking. Uses allowed in the LI zoning include pharmaceutical, machine shop, plastics manufacturing, exterminator, equipment rental, beverage distribution, etc...Great for small business looking to get out of home garage! Long term tenant recently vacated. Available immediately. Join hundreds of Grayslake businesses at 888 E Belvidere Industrial Complex. On lock box for easy access.**

Approximate Age: **26-35 Years**
Type Ownership: **Land Trust**
Frontage/Access: **County Road**
Current Use: **Industrial/Mfg**
Potential Use: **Commercial, Conditional Use, Industrial/Mfg, Office and Research, Warehouse, Flex**
Known Encumbrances: **None Known**
Client Needs:
Client Will:
Geographic Locale: **North Suburban**
Location: **Industrial Park**
Drive in Doors: **1**
Door Dimensions: **10X10**
Freight Elevators: **0**
Min Ceiling Height: **'**
Max Ceiling Height: **'**
Clear Span:

Bay Size:
Trailer Docks: **0**
Construction: **Brick**
Exterior: **Brick**
Foundation: **Concrete**
Roof Structure: **Flat**
Roof Coverings: **Membrane**
Docks/Delivery: **Exterior**
Misc. Outside:
Parking Spaces: **5**
Indoor Parking: **1-5 Spaces**
Outdoor Parking: **1-5 Spaces**
Parking Ratio:
Total # Units:
Total # Tenants: **1**
Extra Storage Space: **No**
Misc. Inside: **Air Conditioning, Heavy Floor Load, Inside Corridor/s, Overhead Door/s, Private Restroom/s, Storage Inside**
Floor Finish: **Concrete, Varies**

Air Cond: **Central Air**
Electricity: **201-600 Amps, 3 Phase, Other/Unknown**
Heat/Ventilation: **Central Heat/Indiv Controls**
Fire Protection: **Alarm On Site, Fire Extinguisher/s**
Water Drainage:
Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**
Tenant Pays: **Electric, Heat**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info:
Sale Terms:
Possession: **Immediate**
Gas Supplier: Nicor Gas
Electric Supplier: Commonwealth Edison

Financial Information
Gross Rental Income:
Annual Net Oper Income:
Real Estate Taxes:
Tax Year:
Operating Expense Includes:

Total Monthly Income:
Net Oper Income Year:
Total Annual Expenses:
Expense Source:

Total Annual Income:
Cap Rate:
Expense Year:
Loss Factor:

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
CoList Broker:
More Agent Contact Info: