

6,979 SF on 1.28 Acres

ENTRE
Commercial Realty LLC

For Sale or Lease

**401 E. Route 60
Volo, IL**

BUILDING SIZE: **6,979 SF (DIVISIBLE)**

LOT SIZE: **1.28 ACRES**

OFFICE/SHOWROOM: **TO SUIT**

PARKING: **50 CARS**

CEILING: **~13' CLEAR**

LOADING: **1 DRIVE-IN DOOR
(TO BE ADDED)**

POWER: **5 - SEPARATE METERS
200 AMPS @ 240V**

AGE: **2008**

ZONING: **B-3 (PUD);
POTENTIAL FOR
LIGHT INDUSTRIAL**

SPRINKLER: **YES**

REAL ESTATE TAXES: **\$2.12 PSF (2024)**

CAM: **TBD**

SALE PRICE: **\$1,200,000**
LEASE RATE: **SUBJECT TO OFFER**



Presented By:

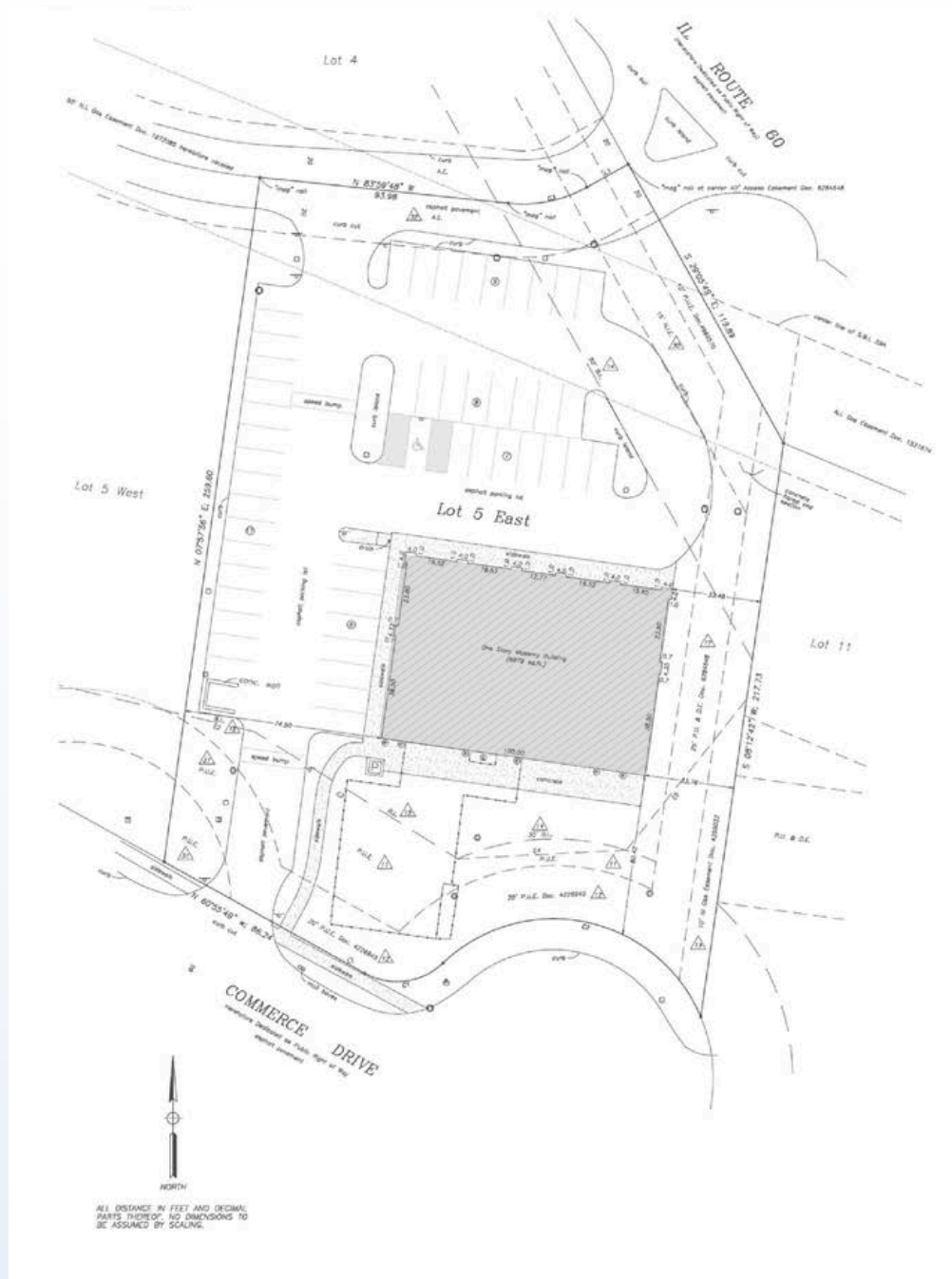
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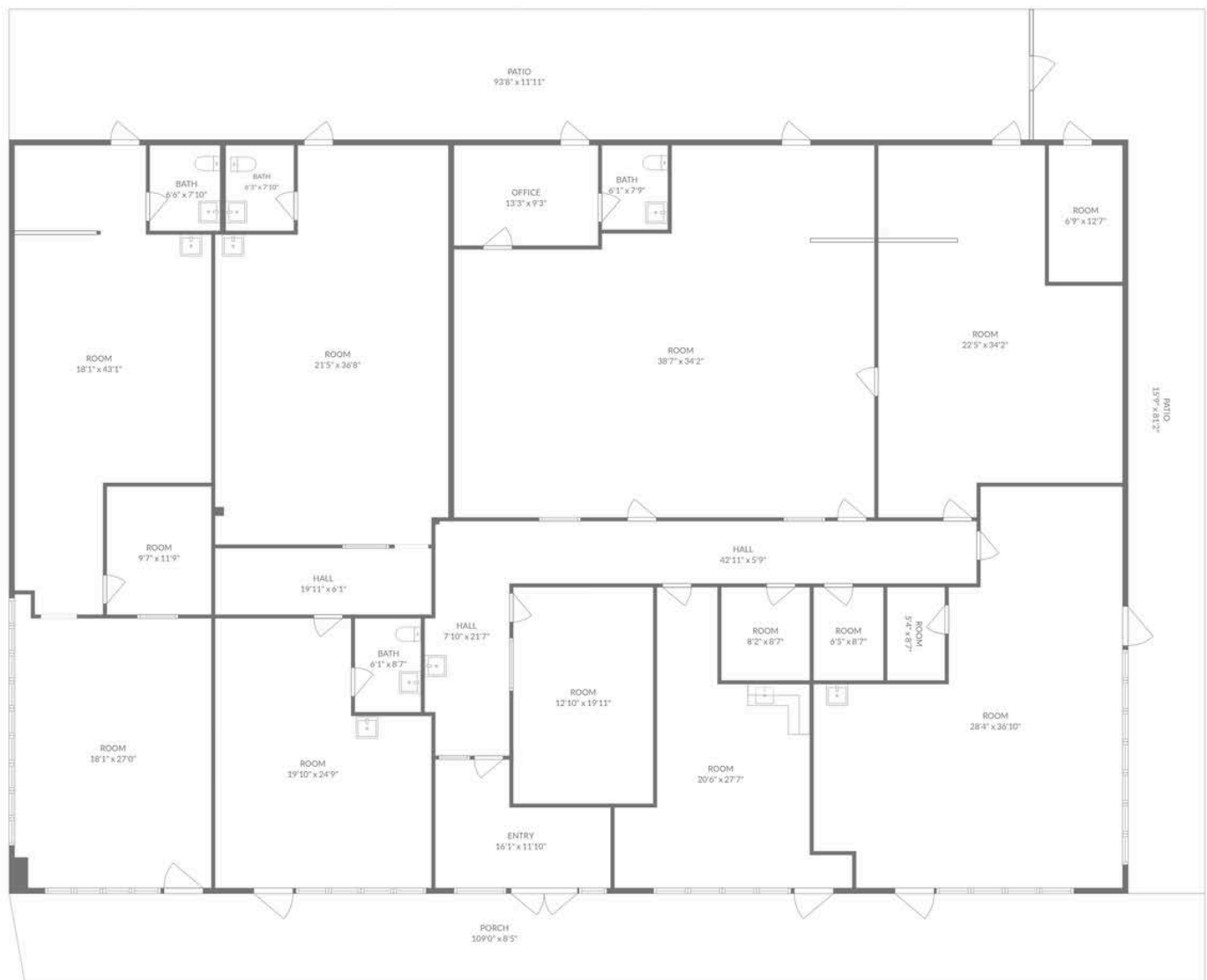
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Plat of Survey



Floor Plan

Existing

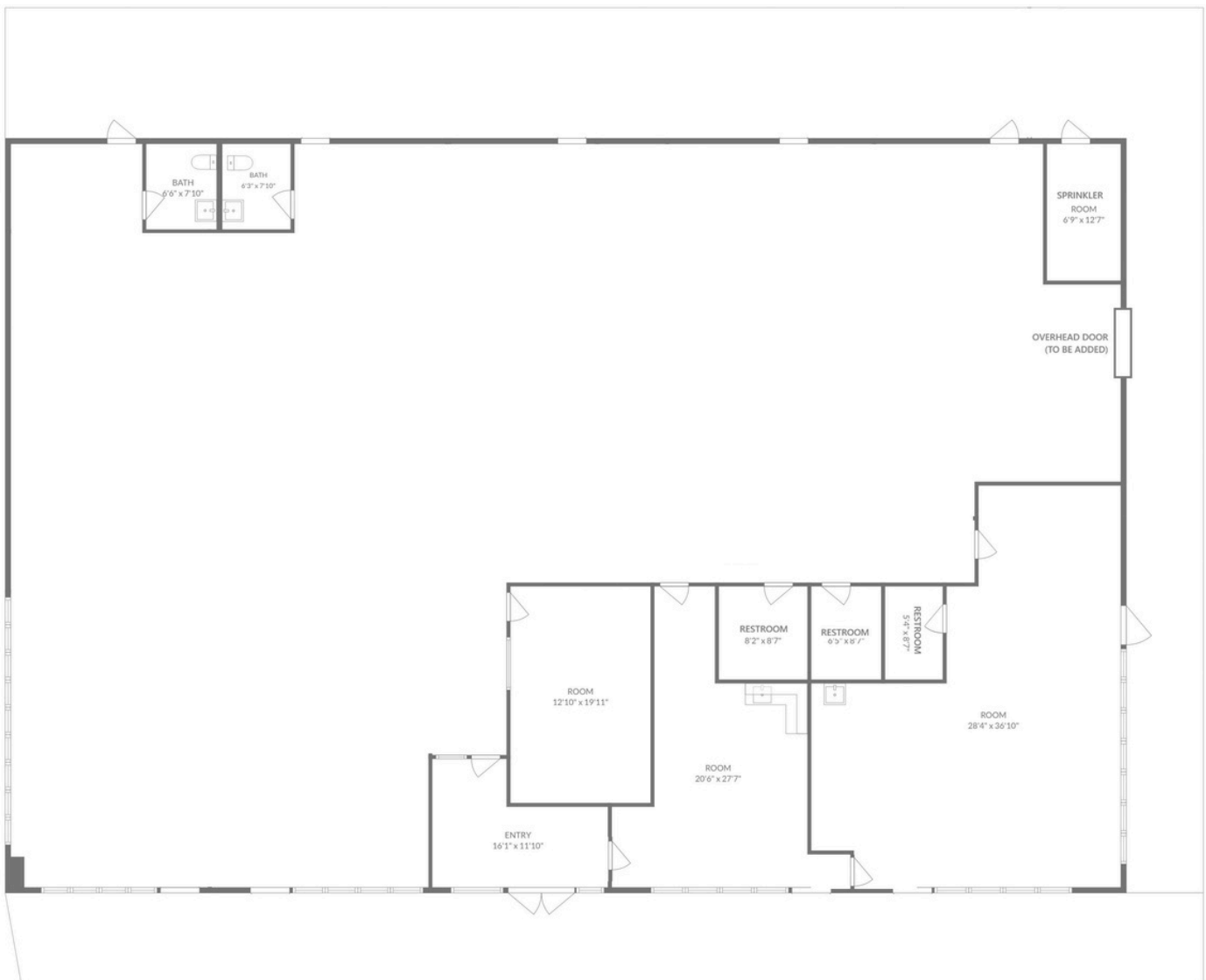


Floor Plan



Flex-Industrial Concept

Proposed





Local Map

401 E. Route 60
Volo, IL



**US Route
12 Corridor**



**Western
Lake
County**



**Lake
County
Real Estate
Taxes**



**Skilled
Labor
Force**



Location



Lake County

Positioned between Chicago and Milwaukee, Lake County offers prime access to major transportation routes, a strong talent pool, and a thriving mix of corporate, industrial, and research-driven industries. With modern infrastructure, welcoming communities, and room for business growth, the region supports innovation, productivity, and sustained economic success.



Diverse Industry Mix

A strong blend of corporate headquarters, life sciences, advanced manufacturing, logistics, and technology drives stability and opportunity.



Educated Workforce

A highly trained talent pipeline, supported by respected colleges and workforce development programs, equips employers with skilled professionals.



Extensive Transportation

Proximity to major interstates, commuter rail, freight routes, and regional airports provides excellent connectivity for people and goods.



Varied Housing Options

From lakefront towns to suburban neighborhoods, the region offers housing choices suited to a wide range of lifestyles and budgets.



Excellent Quality of Life

Expansive forest preserves, recreation, cultural attractions, and strong schools contribute to a highly desirable living environment.



Reliable Utilities

Modern, dependable utility systems offer consistent service and the capacity to support ongoing business growth.



Medical and Healthcare Facilities

Leading hospitals, specialty centers, and integrated healthcare networks deliver high-quality, comprehensive medical services.



Business Friendly Communities

Local municipalities encourage investment through development support, streamlined processes, and collaborative economic partnerships.



**Exclusively
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