

# FOR SALE OR LEASE

50,000 SF Divisible to  
15,000 SF & 35,000 SF



1210-1220 Karl Court  
Wauconda, IL

## NED FRANK

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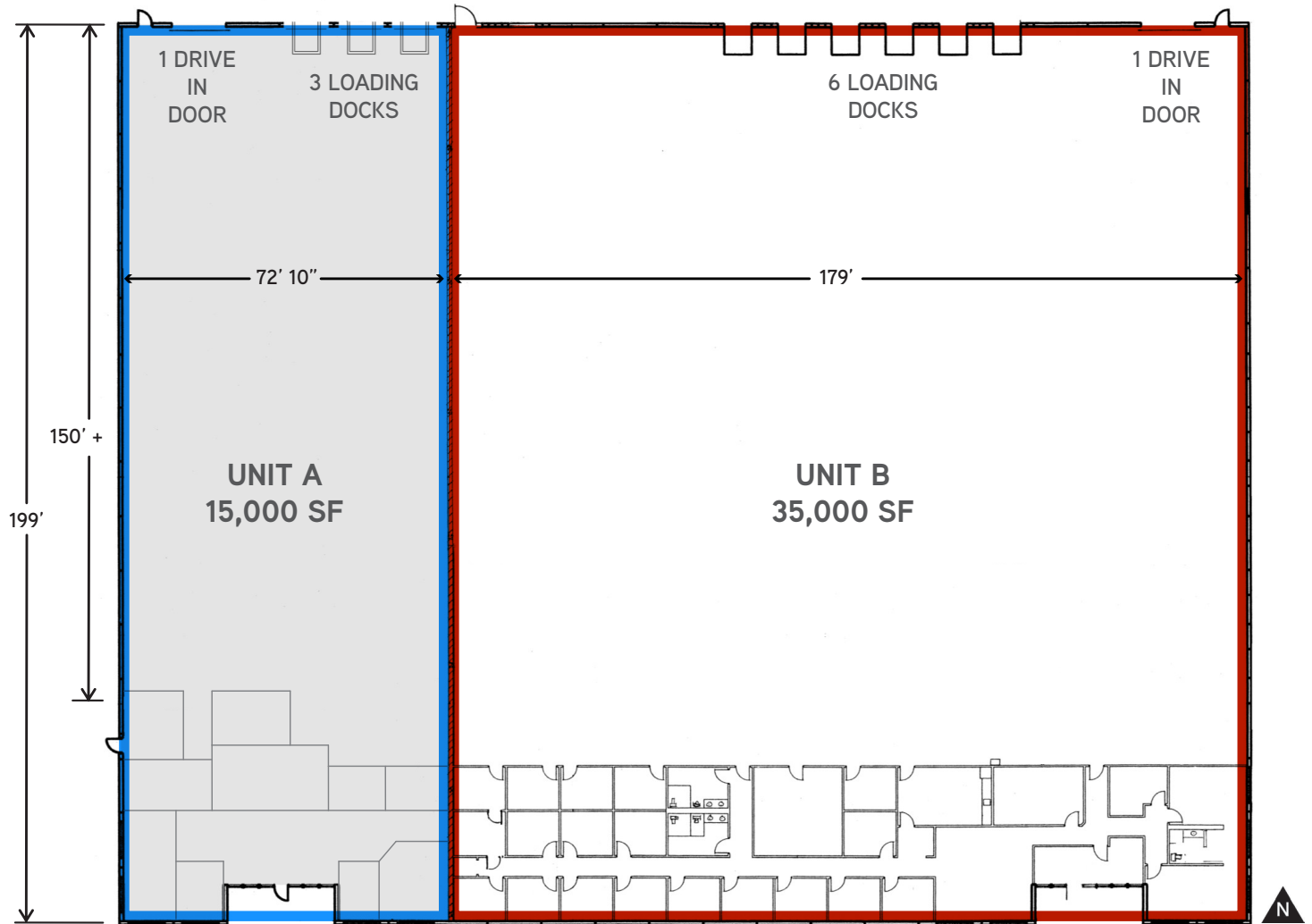
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## About This Property

- > SF: 50,000 SF
- > Divisible to 15,000 SF and 35,000 SF
- > Year built: 1998
- > Construction: Precast
- > Clear: 28'
- > Parking: 50
- > Loading docks: 9 Exterior Loading Docks
- > Drive-in doors: 2 (14'h x 12'w)
- > Power: 1600a 3p
- > Sprinklered: ESFR
- > Site Size: 2.85 Acres (124,146 SF)
- > Zoning: I-L
- > **Asking Lease Rate: \$6.50/SF NNN**
- > **Asking Sale Price: \$3,250,000 (\$65/SF)**

## FLOOR PLAN



**Unit A - 1220 Karl Court**  
Warehouse: +/- 13,000 SF  
Office: +/- 2,000 SF  
Loading Docks: 3  
Drive-in Doors: 1 (14'h x 12'w)

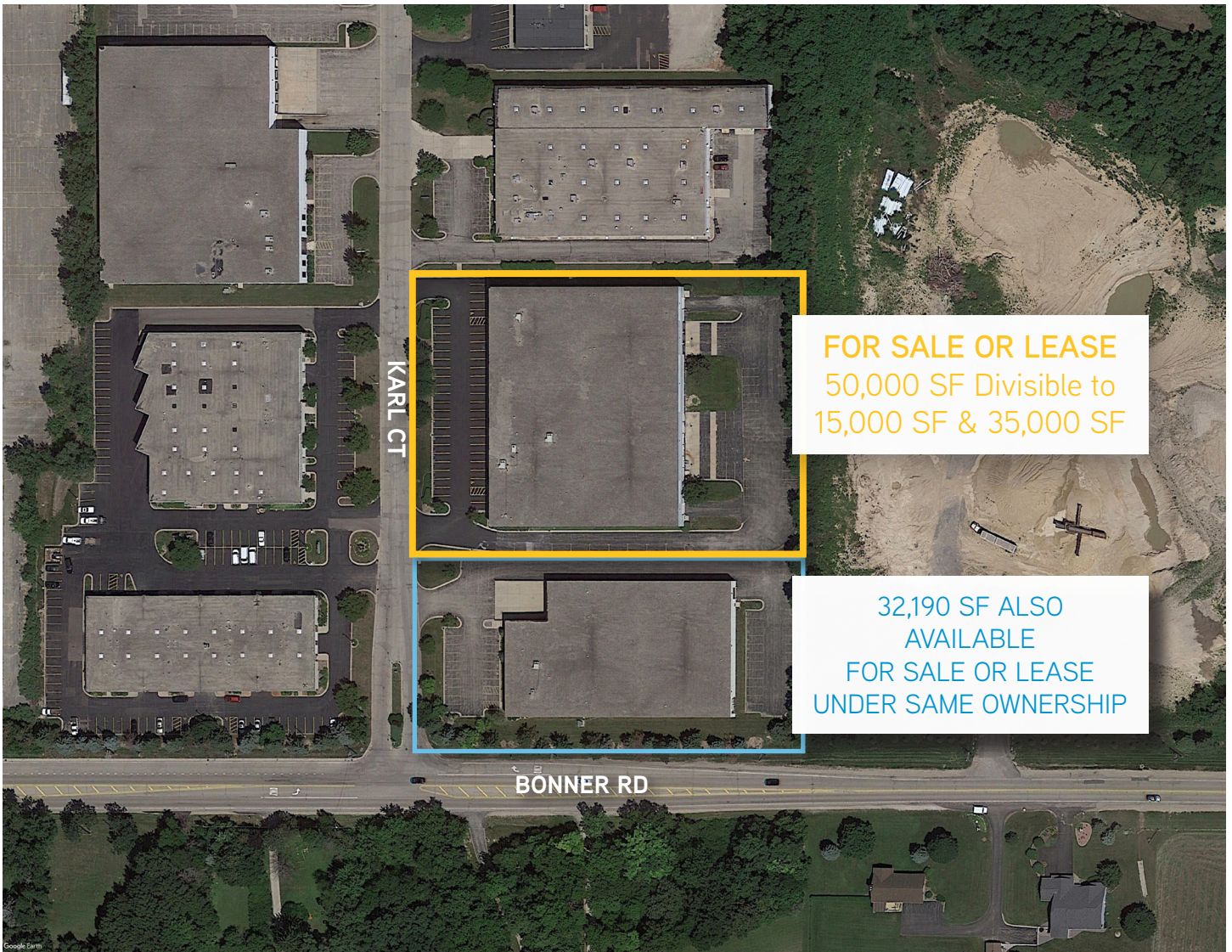
**Unit B - 1210 Karl Court**  
Warehouse: +/- 29,000 SF  
Office: +/- 6,000 SF (can be built to tenants needs)  
Loading Docks: 6  
Drive-in Doors: 1 (14'h x 12'w)

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# AERIAL



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