



Industrial Unit For Lease

ROBERT E. FRANK
REAL ESTATE OF ILL.
847-356-LAND
RobertEFrankRealEstate.com

45 W. Route 120, Hainesville, IL 60030

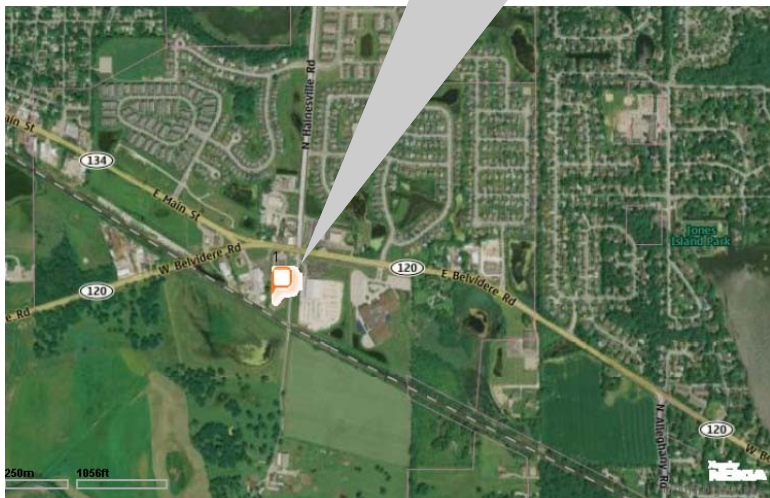


**Robert E. Frank, GRI
Owner / Broker**

**P.O. Box 1111
Lake Villa, IL 60046**

**Phone: 847-356-LAND x11
Fax: 847-356-3311
Cell: 847-508-LAND (5263)**

**E-mail:
robertefrankrealestate@gmail.com
Landman5263@aol.com**



Features:

- *Approx. 5,800 Square Feet*
- *Industrial and Office Mix*
- *Second story offers: storage loft, office, lounge and a kitchen*
- *Unit is Vacant*
- *Very Busy Location*

Property is located on Route 120 just west of Hainesville Rd at Route 134 intersection.

All Information is not Guaranteed

\$6.50 per square foot modified gross

LEASE UP TO 5,800 SF OF INDUSTRIAL SPACE (FORMER MACHINE SHOP). 3 PHASE ELEC., POWER STATIONS, AIRE PRESSURE PIPED IN WALLS, TENANT PAYS UTILITIES. EXCELLENT LOCATION WITH EASY ACCESS TO THE TOLL. AMPLE PARKING. ADDITIONAL SPACE ON 2ND FLOOR WITH KITCHEN/LOUNGE AND LARGE OFFICE. ALSO LOFT AVAILABLE FOR STORAGE. FRONT OF MULTI TENANT BUILDING HAS 1,600 SF OFFICE/RETAIL SPACE. BOTH SPACES ARE AVAILABLE IMMEDIATELY! JOIN NORTHERN LIGHTS, WASHPRIDE AND REGAL EXTERIORS AT THIS HIGH TRAFFIC LOCATION!!!



Industrial
 Status: **NEW**
 Area: **30**
 Address: **45 W Belvidere RD , Hainesville, Illinois 60030**
 Directions: **LOCATED AT BUSY INTERSECTION OF ROUTE 120 AND ROUTE 134 OPPOSITE WALGREENS**

Sold by: _____ List. Mkt Time: **1** Rented Price:
 Closed: _____ Contract: _____ Lease SF/Y: **\$6.50**
 Off Mkt: _____ Points: _____ Mthly. Rnt. Price:
 Township: **Avon** Unincorporated: **No** CTGF:
 Coordinates: **N:34 W:32** Subdivision: _____ Blt Before 78: **No**
 Year Built: **1982** PIN #: _____ County: **Lake**
 Zone Type: **Commercial** Multiple PINs:
 A/C Zoning: **C** Min Rentable SF: **3000**
 Subtype: **Manufacturing/Warehousing** Max Rentable SF: **13400**
 Tot Bldg SF: _____ # Stories: **2** Lease Type: **Modified Gross**

Office SF: **913** Gross Rentable Area: _____ Com Area Maint SF/Y: **0**
 Net Rentable Area: _____ Est. Tax per SF/Y: **0**
 Lot Dim: _____ Investment: _____ User: _____

Remarks: **LEASE UP TO 13,400 SF OF INDUSTRIAL AND QUALITY OFFICE SPACE. THREE 12' OVERHEAD DOORS, 3 PHASE ELEC., TENANT PAYS UTILITIES PLUS TAX. EXCELLENT LOCATION WITH EASY ACCESS TO THE TOLL. 5800 SQUARE FEET WITH ADDITIONAL SPACE AVAILABLE IN 2ND STORY, KITCHEN, OFFICE, LOUNGE AND LOFT. 6,000 SF WAREHOUSE AVAIL. PLUS 1,600 SF OFFICE/RETAIL SPACE! AVAILABLE IMMEDIATELY! SPACE CAN BE SPLIT TO ACCOMMODATE MANY TENANTS!**

Approximate Age: 26-35 Years	Bay Size:	Air Cond: Central Air
Type Ownership: Land Trust	# Trailer Docks: 0	Electricity: 201-600 Amps, 3 Phase
Frontage/Access: US Highway	Construction: Concrete, Steel, Other/Unknown	Heat/Ventilation: Forced Air, Gas
Current Use:	Exterior:	Fire Protection: Alarm Monitored, Fire Extinguisher/s, Smoke or Fire Protectors
Potential Use: Industrial/Mfg, Office and Research	Foundation: Concrete	Water Drainage: Storm Sewers
Known Encumbrances:	Roof Structure: Pitched	Utilities To Site: Electric to Site, Gas to Site, Sanitary Sewer to Site, Well-Private
Client Needs: Lease or Rent	Roof Coverings: Metal	Tenant Pays: Air Conditioning, Electric, Heat, Janitorial, Real Property Taxes, Scavenger, Water/Sewer, Varies by Tenant
Client Will:	Docks/Delivery: None	HERS Index Score:
Geographic Locale: East/West Corridor, North Suburban	Misc. Outside: Security Lighting	Green Disc:
Location: Central Business District	# Parking Spaces: 50	Green Rating Source:
# Drive in Doors: 1	Indoor Parking:	Green Feats:
Door Dimensions: 12X10	Outdoor Parking: 31-50 Spaces	Backup Info: Aerial Map, Demographics, Survey Existing, Traffic Counts
Freight Elevators: 0	Total # Units: 4	Sale Terms:
Min Ceiling Height: 16'0	Total # Tenants: 1	Possession:
Max Ceiling Height: 16'0	Extra Storage Space: Yes	
Clear Span: Yes	Misc. Inside: Heavy Floor Load	
	Floor Finish: Concrete	

Financial Information

Monthly Rental Income:	Total Monthly Income:	Total Annual Income:
Annual Net Oper Income:	Net Oper Income Year:	Cap Rate:
Real Estate Taxes:	Total Annual Expenses:	Expense Year:
Tax Year:	Expense Source:	Loss Factor:

Agent Remarks:

Internet Listing: All	Remarks on Internet?: Yes	Agent Owned/Interest: No
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box: Metal Push Button
Listing Type: Exclusive Right to Lease	Address on Internet: Yes	Special Comp Info: None
Coop Comp: 3.5% 1ST YR. GROSS, 1.5% ADD'L YRS - \$75 (on Gross SP)	Other Compensation:	Call for Rent Roll Info:
Information: Show-Call Listing Office		Expiration Date:
Broker: Robert E. Frank Real Estate (2412)	Ph #: (847) 356-5263	Team:
List Agent: Robert Frank, GRI (11927)	Ph #: (847) 356-5263	Agent Addn'l Info:
Email: robertefrankrealestate@gmail.com; Landman5263@aol.com	Agent Alt Ph #: (847) 508-5263	
Co-lister:	Ph #:	

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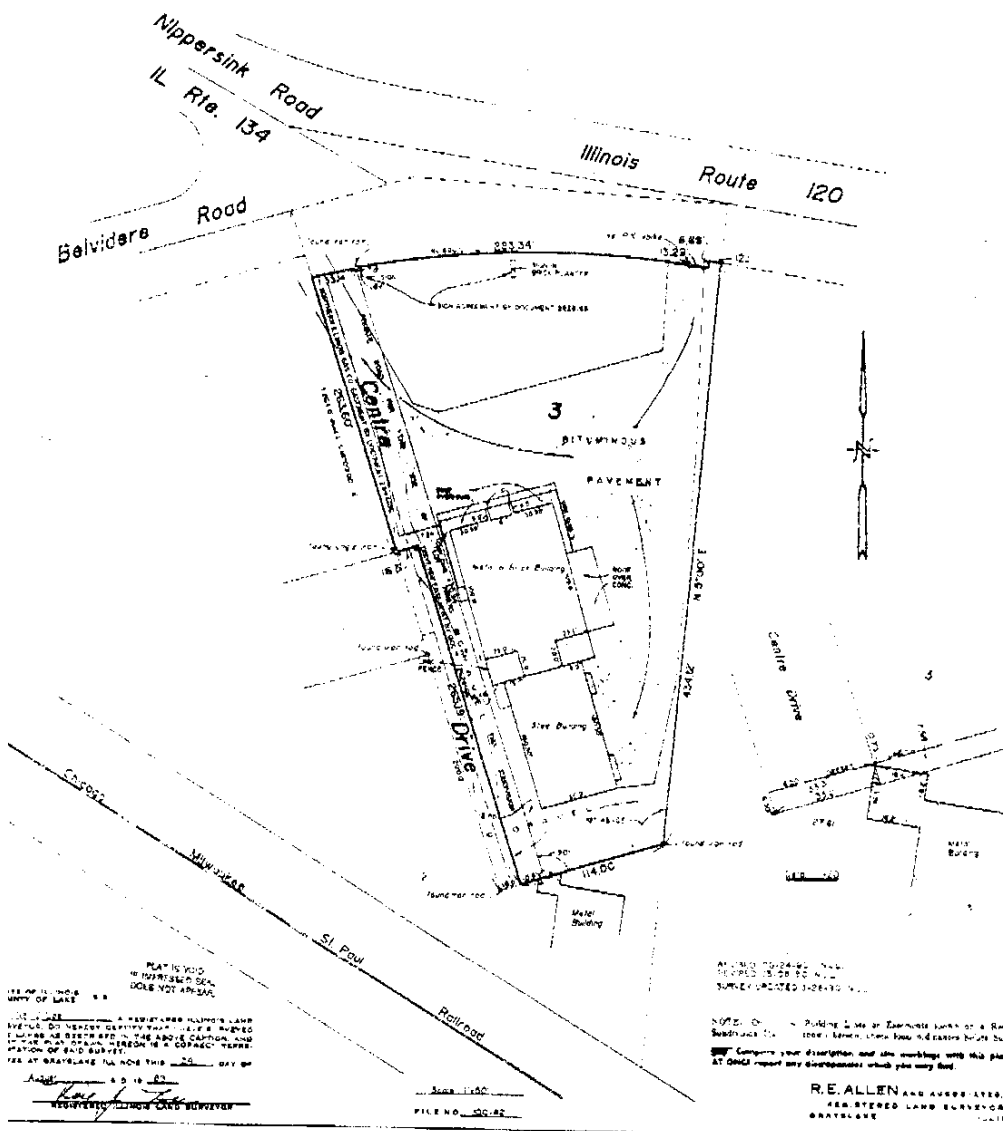
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Survey



Survey Available in Listing Office

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Aerial



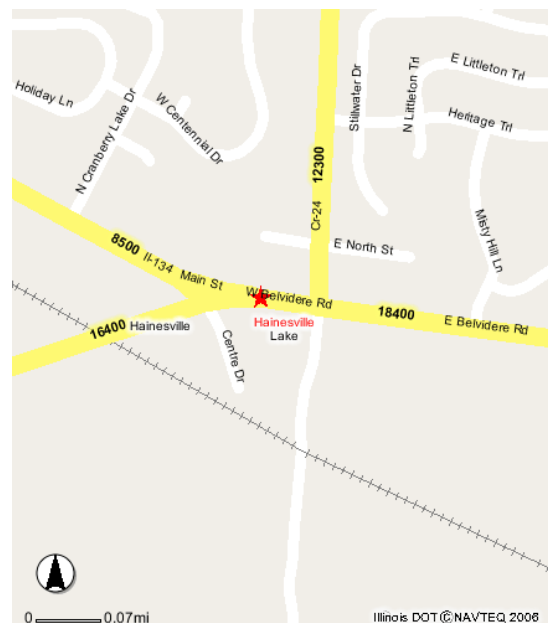
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IDOT Traffic Counts



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Demographics

Census Tract/Block: 8611.05/2

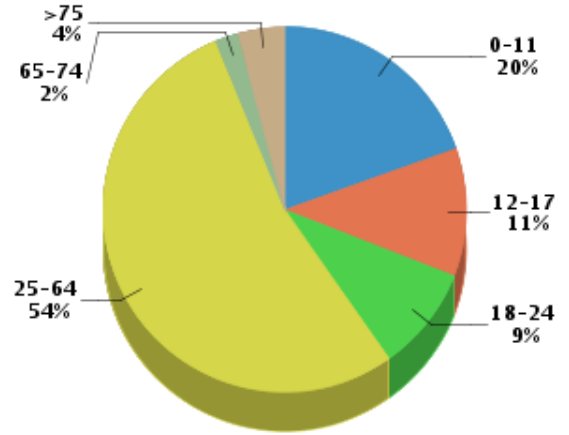
Population

Year 2008

General Population Information

Census Tract:	8611.05
Census Block:	2
Number of People in 2000:	1,710
Estimated Number of People in 2008:	2,283
Estimated Number of People in 2013:	2,632
Estimated Growth in Next 5 Years:	15.29%
Actual Growth in Last 10 Years:	35.73%

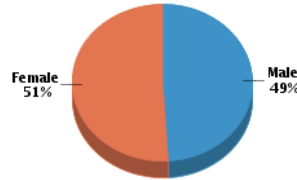
Population By Age



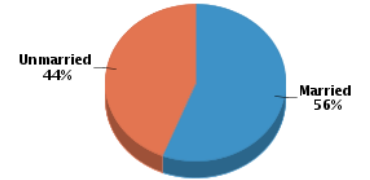
General Household Information

Number of Households in 2008:	870
Number of Households in 2013:	982
Estimated Growth in Next 5 Years:	12.87%
Actual Growth in Last 10 Years:	31.22%
Average Household Size in 2008:	2.54

Gender



Marriage

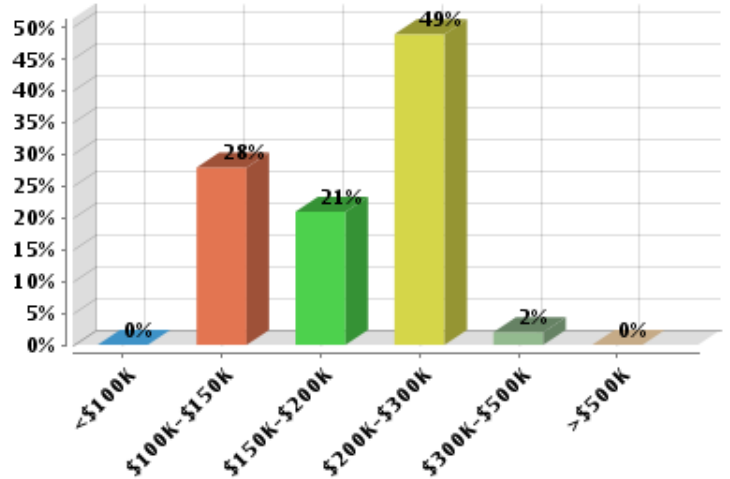


Housing

Median Value

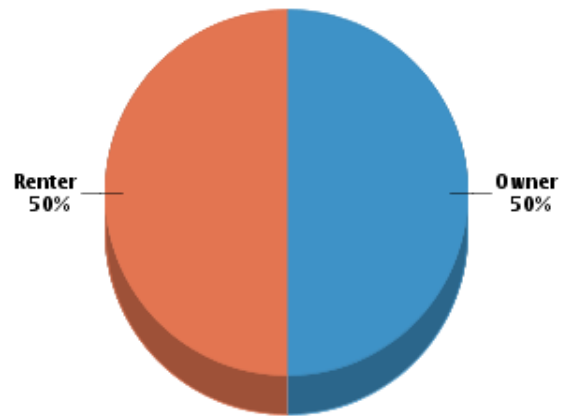
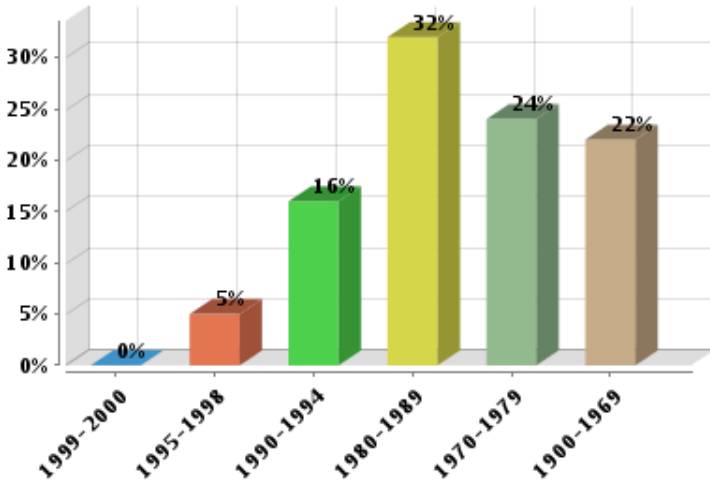
Median Home Value: \$201,200

Home Values



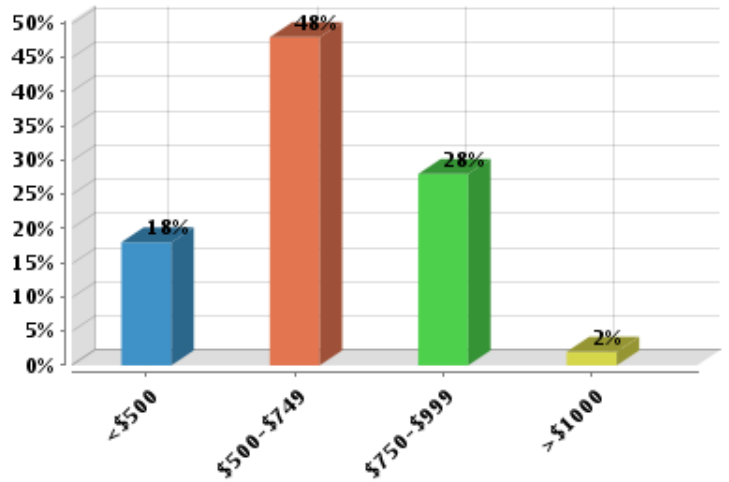
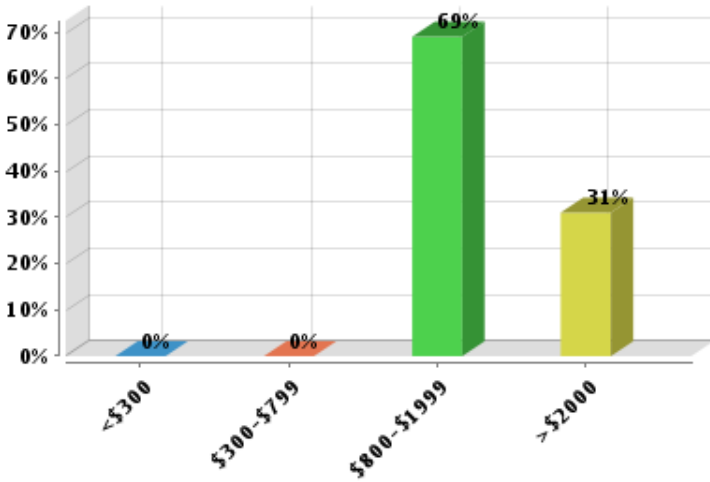
Year Built

Owner Occupancy



Mortgage Payments

Rent Payments



Median Mortgage: \$1,625

Median Gross Rent: \$698

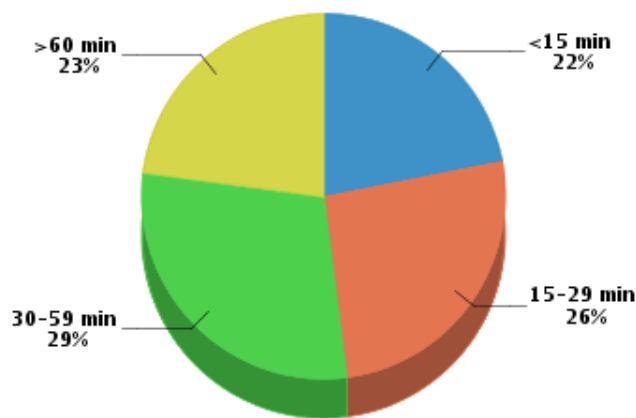
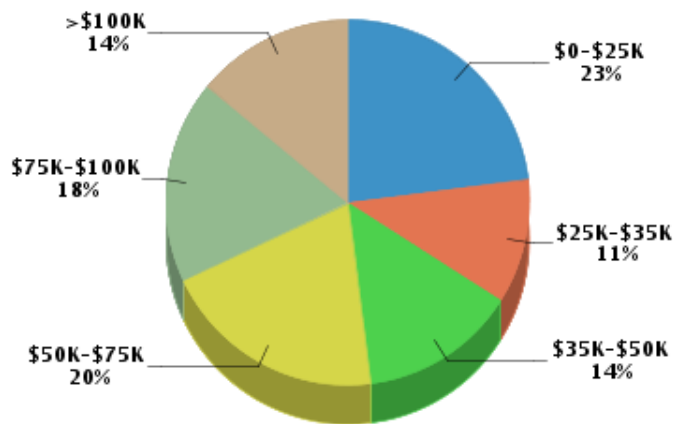
Quality of Life

Occupation

Employment Sector

Executive/Professional:	42%
Technical:	24%
Sales:	26%
Administrative:	16%
Private Household:	2%
Service:	9%
Protective Services:	1%
Skilled:	1%
Blue Collar:	13%

Private:	79%
Government:	11%
Self-Employed:	6%



Average Household Income: \$59,336

Education

Enrollment

Public Pre-School:	1%
Private Pre-School:	2%
Public School:	8%
Private School:	10%
Public College:	6%
Private College:	1%
Not Enrolled in School:	83%

Level

Not a High School Graduate:	9%
High School Graduate:	21%
Some College:	25%
College Graduate:	31%
Graduate Degree:	12%

► **Schools**

Geographic Area: 2.00 mile radius

Public Schools

Elementary Schools

Community Cons School Dist 46	Phone #	Distance	Grades	# of Students	Total \$/Student	Kindergarten
Woodview School 340 Alleghany Rd	(847) 223-3668	0.85	K-4th	445	\$6,500.00 - \$6,999.99	Half Day
Park School 400 W Town Line Rd	(847) 201-7010	1.35	K-8th	657	\$6,500.00 - \$6,999.99	
Meadowview Elementary School 291 Lexington Ln	(847) 223-3656	1.64	K-4th	467	\$6,500.00 - \$6,999.99	Half Day
Round Lake Area Co Dist 116	Phone #	Distance	Grades	# of Students	Total \$/Student	Kindergarten
W J Murphy Elementary School 220 N Greenwood Dr	(847) 270-9950	0.88	1st-5th	625	\$.01 - \$6,499.99	No
Village Elementary School 880 W Nippersink Rd	(847) 270-9470	1.86	1st-5th	437	\$.01 - \$6,499.99	No

Jr. High/High Schools

Community Cons School Dist 46	Phone #	Distance	Grades	# of Students	Total \$/Student	Adv. Placement
Grayslake Middle School 440 N Barron Blvd	(847) 223-3680	1.87	7th-8th	807	\$6,500.00 - \$6,999.99	Unknown
Grayslake High Sch Dist 127	Phone #	Distance	Grades	# of Students	Total \$/Student	Adv. Placement
Grayslake Central High School 400 N Lake St	(847) 986-3300	1.23	9th-12th	1,350	\$9,300.00 - \$10,199.99	Yes
Round Lake Area Co Dist 116	Phone #	Distance	Grades	# of Students	Total \$/Student	Adv. Placement

Courtesy of Robert Frank, Midwest Real Estate Data, LLC

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.