



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



Industrial

CONDO FOR SALE/LEASE

ASKING
\$195,000 OR 1,895/MO

**888 E. BELVIDERE RD., UNIT 415
GRAYSLAKE, IL 60030**



ABOUT PROPERTY

FOR SALE OR LEASE Grayslake industrial condo with 1,824 square feet. This well built, brick construction unit has a 10 x 10 overhead door and common, exterior loading dock. The unit has small foyer that leads to a large, open office space. The front office space has large windows overlooking retention ponds to the West. The rear area has existing partitions that can be removed to create a clear span space. The complex houses dozens of successful Grayslake businesses. 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 their home garage! The 888 E Belvidere Road Industrial Complex is located at the intersection of Rt. 120 and Atkinson Road. Long term tenant recently vacated. Available immediately. Owner will consider outright sale, lease or lease option. On lock box for easy access.

FEATURES

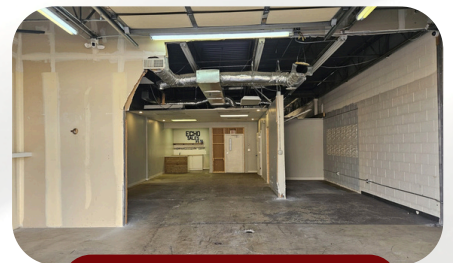
- Approx. 1,824 sq. ft.
- \$12.47 SF/YR
- Zoned LI
- 10 x 10 Overhead Door
- Exterior Loading Dock
- Ample Parking
- Many Potential Uses
- Avail Immediately



WELCOME!



10X10 OHD



LARGE SPACE

- 📞 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 415, Grayslake, IL 60030**
Directions: **ROUTE 120 TO ATKINSON, NORTH TO ENTRANCE OF 888 E BELVIDERE COMPLEX AND GO TO UNIT 410**

MLS #: **12773995**
List Date: **10/01/2026**
List Dt Rec: **10/01/2026**

List Price: **\$195,000**
Orig List Price: **\$195,000**
Sold Price:

Lst. Mkt. Time: **7**
Contract:
Concessions:
Unincorporated: **No**

Rented Price:
Lease SF/Y: **\$12.47**
Mthly. Rnt. Price: **\$1,895**
Ann. Passthru. \$/SF:
Blt Before 78: **No**
County: **Lake**

Year Built: **1996**
Zone Type: **Industrial**
Act Zoning: **LI**
Subtype: **Condo**

PIN #: **06352000800000**
Multiple PINs: **No**
Relist:
Unit SF: **1824** (Leasable Area Units: **Square Feet**)

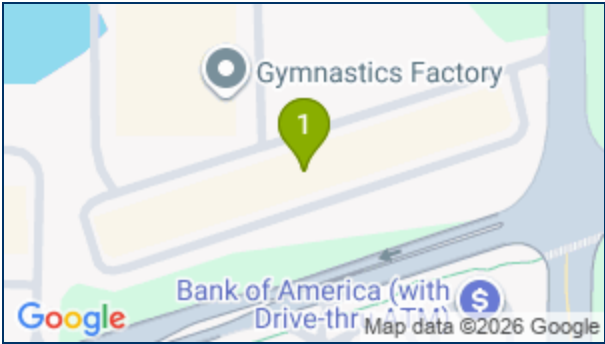
Tot Bldg SF: **40000**
Stories: **1**

Office SF: **1824**
Land SF: **1825**
Lot Dim: **1825**
Lot Size Source: **County Records**

Gross Rentable Area:
Net Rentable Area:
Investment: **Yes**
List Price Per SF: **\$106.91**

Com Area Maint SF/Y: **\$0**
Est. Tax per SF/Y: **\$0**
User: **Yes**
Sold Price Per SF: **\$0**

Lease Type: **Modified Gross**



Remarks: **FOR SALE OR LEASE Grayslake industrial condo with 1824 square feet. This well built, brick construction unit has a 10 x 10 overhead door and common, exterior loading dock. The unit has small foyer that leads to a large, open office space. The front office space has large windows overlooking retention ponds to the West. The rear area has existing partitions that can be removed to create a clear span space. The complex houses dozens of successful Grayslake businesses. 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 their home garage! The 888 E Belvidere Road Industrial Complex is located at the intersection of Rt. 120 and Atkinson Road. Long term tenant recently vacated. Available immediately. Owner will consider outright sale, lease or lease option. 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: **12'0**
Max Ceiling Height: **12'0**
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: **Carpet, Concrete, Varies**

Air Cond: **Central Air**
Electricity: **201-600 Amps, Other/Unknown**
Heat/Ventilation: **Central Heat/Indiv Controls, Forced Air, Gas**
Fire Protection: **Alarm On Site, Fire Extinguisher/s**
Water Drainage: **Storm Sewers**
Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**
Tenant Pays: **Electric, Heat, Scavenger**
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: **\$0**
Annual Net Oper Income: **\$0**
Real Estate Taxes: **\$5,578.87**
Tax Year: **2025**
Lease Terms:

Total Monthly Income:
Net Oper Income Year:
Total Annual Expenses: **\$0**
Expense Source:
Total Lease Amount:

Total Annual Income: **\$0**
Cap Rate:
Expense Year:
Loss Factor:

Operating Expense Includes:

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:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12773995

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 10/07/2026 12:41 AM