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# **Sample Lincolnshire Industrial Survey**

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## 645 Margate Dr - Lincolnshire Business Ctr



Location: **Lake County Ind Cluster**  
**South Lake County Ind Submarket**  
**Lake County**  
**Lincolnshire, IL 60069**

Building Type: **Warehouse**  
 Status: **Built 1995**  
 Tenancy: **Single Tenant**

Land Area: **1.84 AC**  
 Stories: **1**  
 RBA: **34,825 SF**

Management: **Parkway Development**  
 Recorded Owner: **Parkway Development**

Total Avail: **34,825 SF**  
 % Leased: **0%**

Ceiling Height: **21'0"**  
 Column Spacing: **35'w x 42'd**  
 Drive Ins: **12'0"w x 15'0"h**  
 Loading Docks: **2 int**  
 Power: **1200a/120-208v 3p**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Expenses: **2006 Tax @ \$1.45/sf**  
 Parcel Number: **15-22-304-004**  
 Parking: **64 free Surface Spaces are available; Ratio of 1.84/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	34,825	34,825	\$6.30/ig	Vacant	Negotiable	Direct

Located in prestigious Lincolnshire Business Center. Excellent access to both Tri-State Tollway I-294 and Rt 53/I-290/I-355. Rental includes building casualty insurance as well as building structure maintenance, roof maintenance and parking lot repairs. Tenant is responsible for snow removal. Landscaping expense is passed through to tenant. Rental is escalated three percent annually during the second and subsequent years of the lease term. 6,000 SF finished area.

## 645 Margate Dr - Lincolnshire Business Ctr(cont'd)



### Building Notes

Offices have opening windows  
7" reinforced concrete floor