

Delany Commerce Center 2431 Delany Road & 2451 Delany Road • Waukegan • IL

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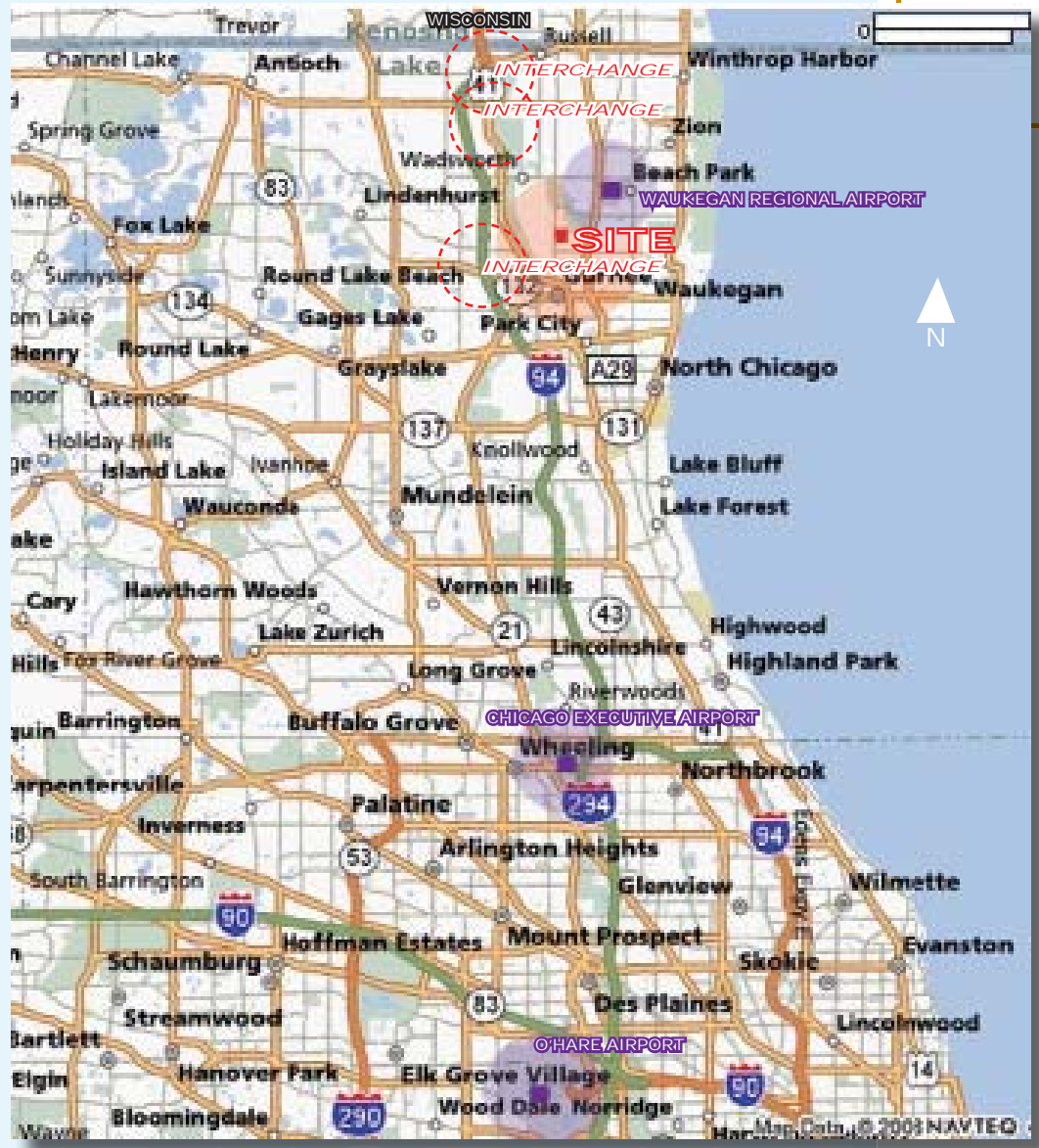
**Distance From Site in Miles**

- Interstate 94 - approximately 4 miles
- Wisconsin State Border - approximately 7 miles
- Waukegan Regional Airport - approximately 1.8 miles
- Chicago Executive Airport (formerly Palwaukee Municipal Airport) - approximately 22 miles
- O'Hare Airport - approximately 32 miles
- Mitchell Field - Milwaukee, Wisconsin - approximately 42 miles

**Exclusive Agents**

**Doug Reed**  
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**Tim Thompson, SIOR**  
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**Highlights**

- Approximately 23 acres located on the southeast quadrant of Delany and Blanchard Road
- Option A features a two building development with units starting from 23,600 square feet up to 218,500 square feet in Building 1 and 62,500 square feet up to 256,500 square feet in Building 2
- Option B features a one building development totaling 472,000 square feet
- Site is located approximately 4--miles from I-94 four-way interchange on Route 132 and approximately 7.5 miles from I-94 two-way interchange on Route 173
- Low Lake County real estate taxes
- Ample trailer storage available
- Potential rail
- Site is located in the heart of Lake County's labor market



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**Preliminary Building Plans**  
Option A - Two Buildings

**Preliminary Building Plans**  
Option B - One Building

Building 1 2431 Delany Road, Waukegan		Building 2 2451 Delany Road, Waukegan	
Building Size	218,500 sf, divisible to 23,600 sf	Building Size	256,500 sf, divisible to 62,500 sf
Ceiling Height	30' clear ceiling	Ceiling Height	30' clear ceiling
Office	To-suit	Office	To-suit
Sprinkler	ESFR	Sprinkler	ESFR
Loading Docks	28 exterior, expandable	Loading Docks	22 exterior, expandable
Drive-in Doors	4 drive-in doors, expandable	Drive-in Doors	2 drive-in doors, expandable
Parking	305 cars	Parking	160 cars
Trailer Parking	Available	Trailer Parking	Available

Building Specifications	
Building Size	472,000 sf
Ceiling Height	30' clear ceiling
Office	To-suit
Sprinkler	ESFR
Loading Docks	125 exterior
Drive-in Doors	2 drive-in doors, expandable
Parking	279 cars
Trailer Parking	80 trailer parking stalls

