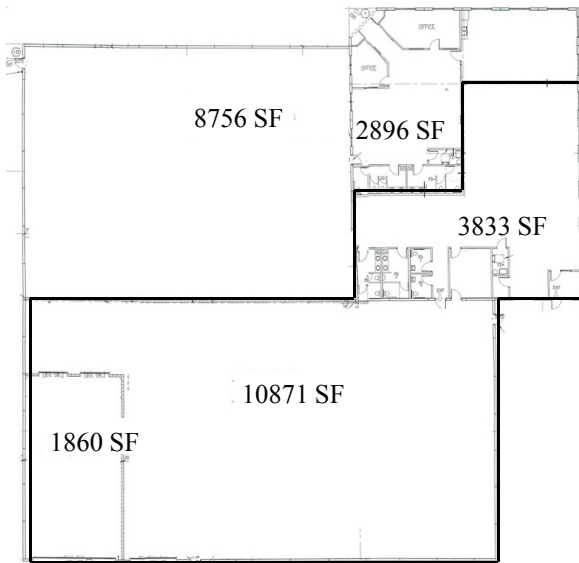


# For Sale or Lease



**Sale Price: \$2,350,000**  
**Base Lease Rate: \$7.00 NNN**

**3093 Falling Waters Blvd.**  
**Lindenhurst, IL 60046**

- **Industrial/Manufacturing**
- **Zoned: BK Business Park District**
- **28,216 SF**
- **Land Area: 104,204 SF / 2.4 Acres**
- **Built in: 2008**
- **Sprinkler System**
- **21' Ceilings**
- **24' Bays**
- **Triple Basin Drain**
- **Truck Docks: 2 Interior with Levelers**
- **DID: 1 12 x 14**
- **Real Estate Taxes: \$37,307.71 (2008)**
- **C.A.M.: \$0.75 PSF Approximately**
- **Insurance: \$0.25 PSF Approximately**
- **Taxes: \$1.32 PSF**
- **Power: 480V 277 3 Phase**  
**200 AMP 240/120V**
- **Multi-Tenant: Unit A 11692 SF**  
**2896 Office**  
**8756 Warehouse**  
**Tenant Rights**  
**Unit B 16564 SF**  
**3833 Office**  
**10871 Warehouse**

**Century21**  
**COMMERCIAL®**

**ROBERTS & ANDREWS**

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Each office independently owned and operated

The information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice.