

218,617 SF INDUSTRIAL SPACE AVAILABLE FOR SALE OR LEASE

2431 DELANY RD

WAUKEGAN, IL

Dalfen
INDUSTRIAL

NOW OFFERED FOR SALE AT \$99/SF



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 **CUSHMAN &
WAKEFIELD**

PROPERTY OVERVIEW



Heavy parking in a key location with excellent labor



Building is divisible and provides flexible size units



Entrance off of Blanchard makes multiple tenancy possible

PROPERTY FEATURES

Space Available:	218,617 SF (Divisible)
Office Area:	5,460 SF
Clear Height:	30'
Exterior Docks:	28 Docks
Drive-in Doors:	4 Doors
Year Built:	2014
Car Parking:	250+ Spaces
Power:	1,200 Amp @ 480/277 Volt 800 Amp @ 480/277 Volt
Sprinkler:	ESFR
Lease Rate:	Subject to Offer
Sale Price:	\$99/SF (\$21,700,000)

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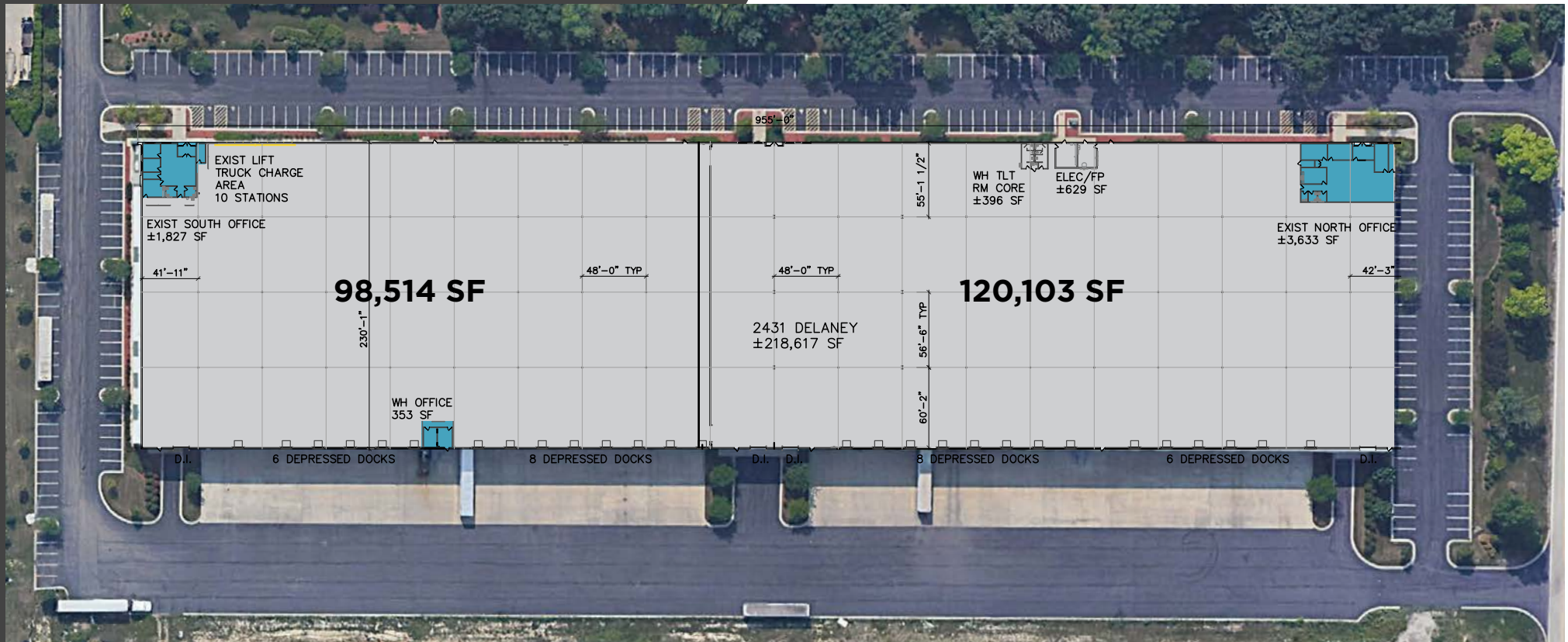
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SITE PLAN

Space Available:	218,617 SF (Divisible)
Column Spacing:	48' X 56' 6"
Total Office Size:	5,460 SF
South Office Size:	1,827 SF
North Office Size:	3,633 SF
WH Office Size:	353 SF



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AERIAL MAP



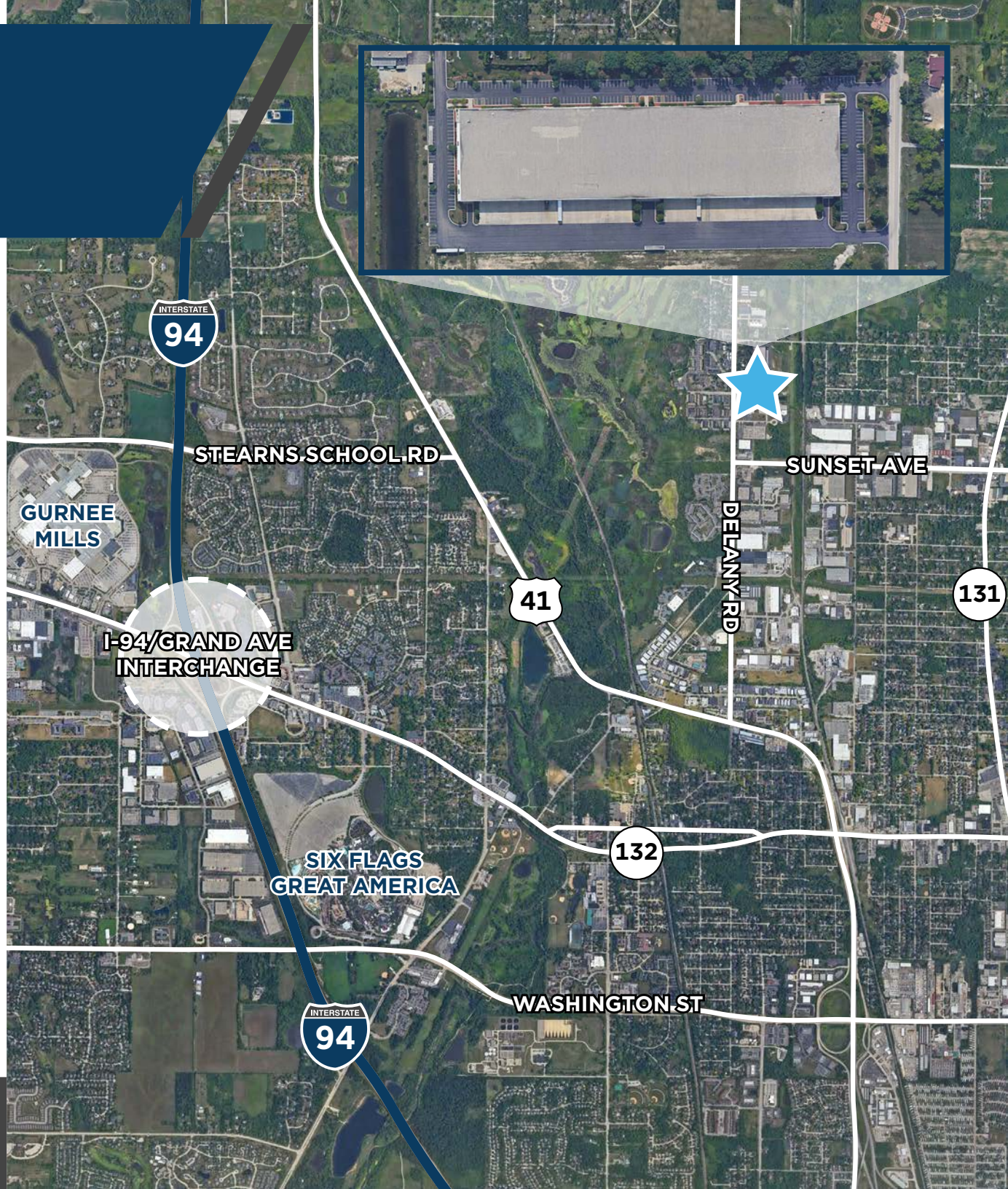
30 minutes to O'Hare



Easy Access to I-94 & US-41



Excellent Labor Nearby



AMENITIES MAP

● Food & Drink

- 1 Noodles and Company
- 2 Einstein Bros. Bagels
- 3 Hayashi Japanese
- 4 Potbelly
- 5 Popeyes Louisiana Kitchen
- 6 Wendy's
- 7 TGI Fridays
- 8 Starbucks
- 9 Chick-fil-A
- 10 Subway
- 11 Panera Bread
- 12 Mission BBQ
- 13 Red Robin
- 14 McDonald's
- 15 Taco Bell
- 16 Five Guys
- 17 White Castle
- 18 Red Lobster
- 19 Jersey Mike's
- 20 Outback Steakhouse
- 21 Chipotle
- 22 Chili's
- 23 Steak 'n Shake
- 24 Rainforest Café
- 25 Buffalo Wild Wings
- 26 Chicago Woodfire Pizza Co
- 27 Cajun Grill
- 28 Portillo's
- 29 Raising Cane's
- 30 Denny's
- 31 Wingstop
- 32 Teriyaki Madness
- 33 Dunkin
- 34 Domino's Pizza
- 35 The Chocolate Sanctuary
- 36 Chan's Chinese
- 37 Tina's Italian Bake Shop
- 38 AHA Sushi
- 39 Subway
- 40 Riverside Café
- 41 Stevens'
- 42 Dairy Queen
- 43 Tacos El Norte
- 44 Primo Italian American Cuisine
- 45 Jalisco
- 46 Jimmy John's
- 47 Burger King
- 48 Pizza Hut
- 49 Subway
- 50 Royal Thai
- 51 Ichiban Bistro Sushi
- 52 Rosati's Pizza
- 53 Dunkin

- 54 Biryani Pointe
- 55 Timothy O'Toole's Pub
- 56 Golden Corral
- 57 Toshi Sushi & Grill
- 58 McDonald's
- 59 Olive Garden
- 60 Cracker Barrel
- 61 Starbucks
- 62 KFC
- 63 Chuck E. Cheese
- 64 Culver's
- 65 Kaiser's Pizza & Pub
- 66 The Point Pancake House
- 67 Fatmans
- 68 Wendy's
- 69 Asian Gourmet
- 70 Subway
- 71 McDonald's
- 72 Denny's
- 73 Anastasia's Restaurant
- 74 Starbucks
- 75 Potbelly

● Hotels

- 1 Holiday Inn
- 2 Comfort Inn
- 3 Wingate
- 4 Great Wolf Lodge
- 5 WoodSpring Suites
- 6 Extended Stay America
- 7 La Quinta Inn & Suites
- 8 Hampton Inn
- 9 Super 8
- 10 Baymont
- 11 Country Inn & Suites
- 12 TownePlace Suites by Marriott
- 13 Hampton Inn & Suites
- 14 SpringHill Suites by Marriott
- 15 Courtyard by Marriott

● Retail

- 1 DSW
- 2 Old Navy
- 3 Binny's Beverage Depot
- 4 Ross
- 5 Walmart
- 6 Sam's Club
- 7 Mariano's
- 8 Michaels
- 9 The Home Depot
- 10 Target
- 11 OfficeMax

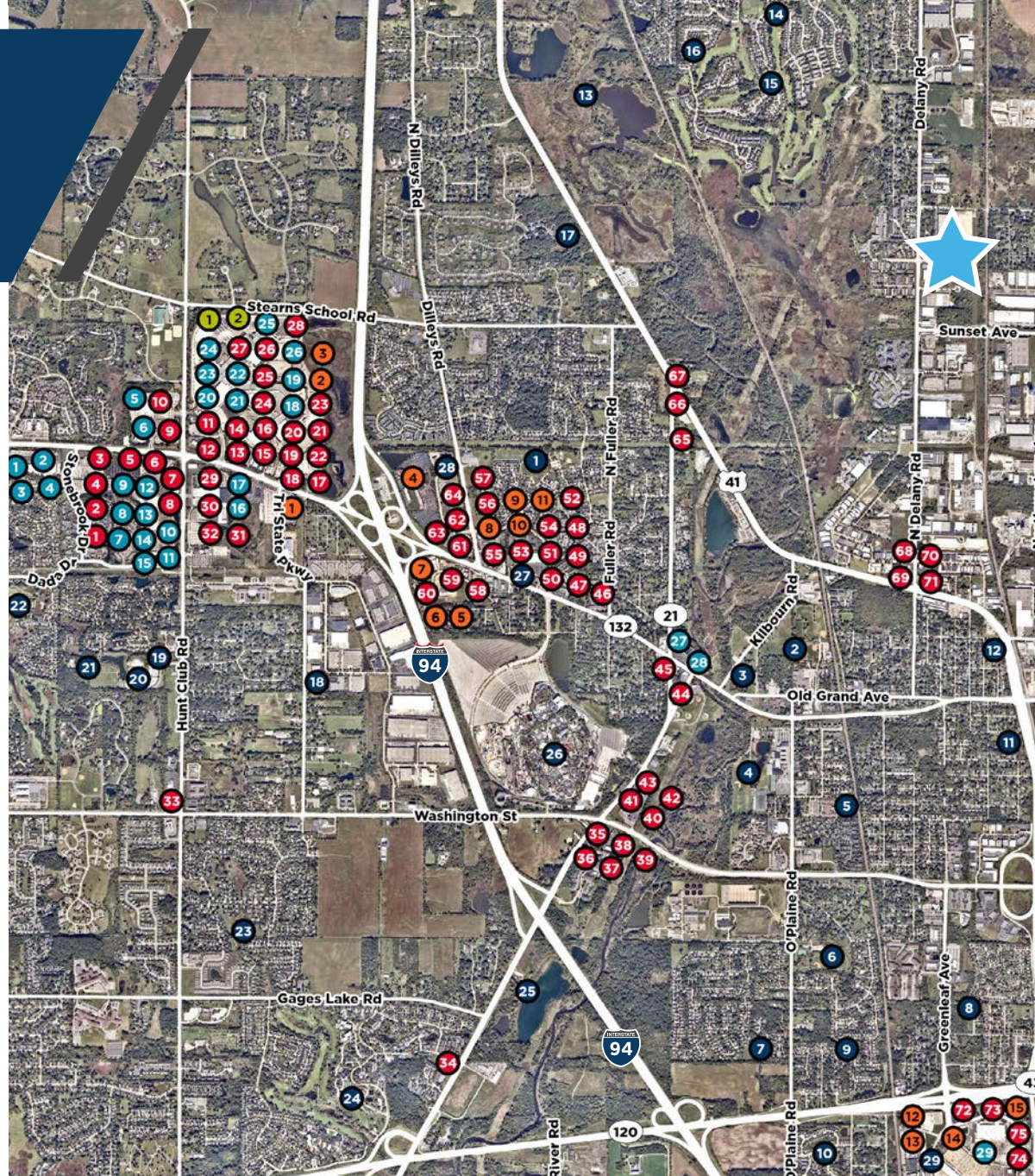
- 12 Best Buy
- 13 TJ Maxx
- 14 ULTA
- 15 Jewel-Osco
- 16 PetSmart
- 17 Menard's
- 18 Macy's
- 19 Kohl's
- 20 Marshalls
- 21 HomeGoods
- 22 BuyBuy Baby
- 23 Hobby Lobby
- 24 Dick's Sporting Goods
- 25 Burlington
- 26 Bass Pro Shops
- 27 Walgreens
- 28 Ace Hardware
- 29 Walmart

● Recreation

- 1 Betty Russell Community Park
- 2 Viking Park
- 3 Esper Petersen Park
- 4 Gowee Park
- 5 River Trail Park
- 6 O'Plaine Community Park
- 7 Kings Park
- 8 Robert H. Allen Park
- 9 Providence Park
- 10 Diversity Park
- 11 University Park
- 12 Chittenden Park
- 13 County Forest Preserve
- 14 Midlane Country Club
- 15 Hilltop Park
- 16 Friendship Park
- 17 Churchill Hunt Park
- 18 Launch Trampoline Park
- 19 FitNation at Hunt Club Community Center
- 20 Hunt Club Aquatic Center
- 21 Hunt Club Park
- 22 Bittersweet Golf Club
- 23 Southridge Park
- 24 HeatherRidge Golf Course
- 25 Lake Carina Forest Preserve
- 26 Six Flags Great America
- 27 Ryse Athletic Club
- 28 FitNation
- 29 Esporta Fitness

● Entertainment

- 1 Marcus Cinema
- 2 Top Shelf Ice Arena



Blue Collar Employees
59,125 within a 15 Minute Drive
262,718 within a 30 Minute Drive

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