

INDUSTRIAL LOTS FOR SALE

.93 – 1.73 Acres and Up

Magna and Valentin Drives Round Lake, Illinois 60073

Description: 16 Industrial Lots

Possession: Negotiable

Topography: Flat

Zoning: I-1

Sewer: City **Water:** City

Dimensions: Varies

Gas: Yes **Electric:** Yes **Storm:** Yes

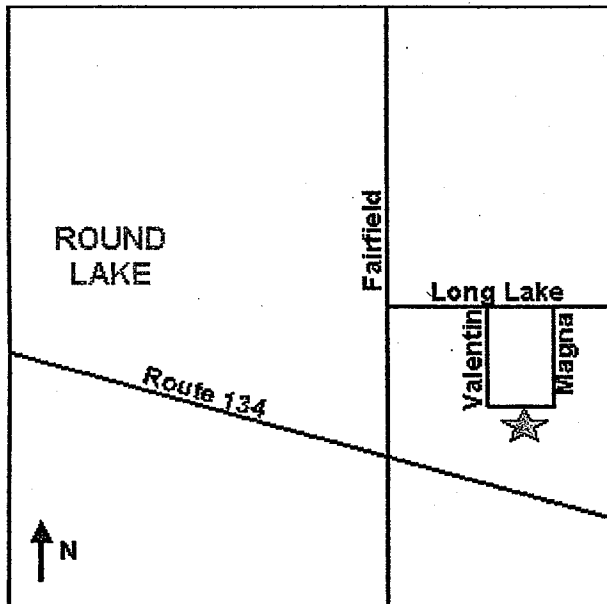
Real Estate Tax (2003): \$0.07 psf
(approximately)

Environmental Status: Phase I on file

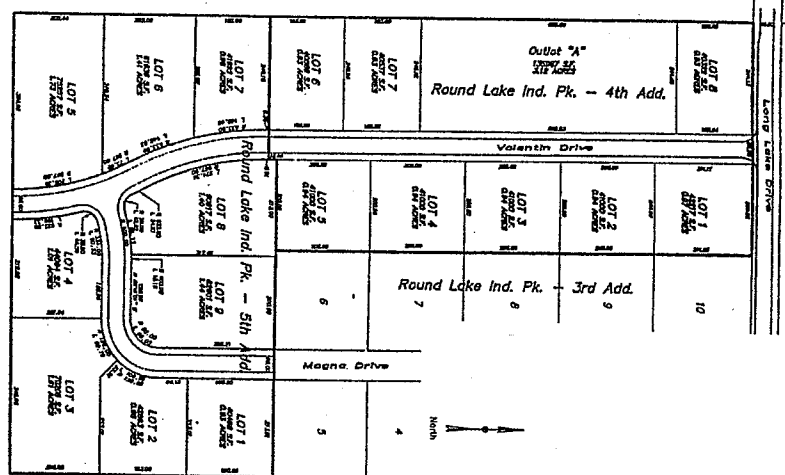
SALE PRICE: \$3.35 psf

Remarks: 16 hard to find ready to build on lots in Round Lake Industrial Park (4th and 5th addition). Sizes range from .93 acres to 1.73 acres but can be combined for larger sites.

LoopNet #13959444 MLS# 04159256



Directions: Route 134 to Fairfield Road. North one block to Long Lake Road. East to Valentin and Magna Drives.



Date: July 5, 2004

PREMIER
COMMERCIAL REALTY

9225 S. Route 31
Lake in the Hills, IL 60156
Phone: 847/854-2300 Fax: 847/854-2380

For Additional Information:

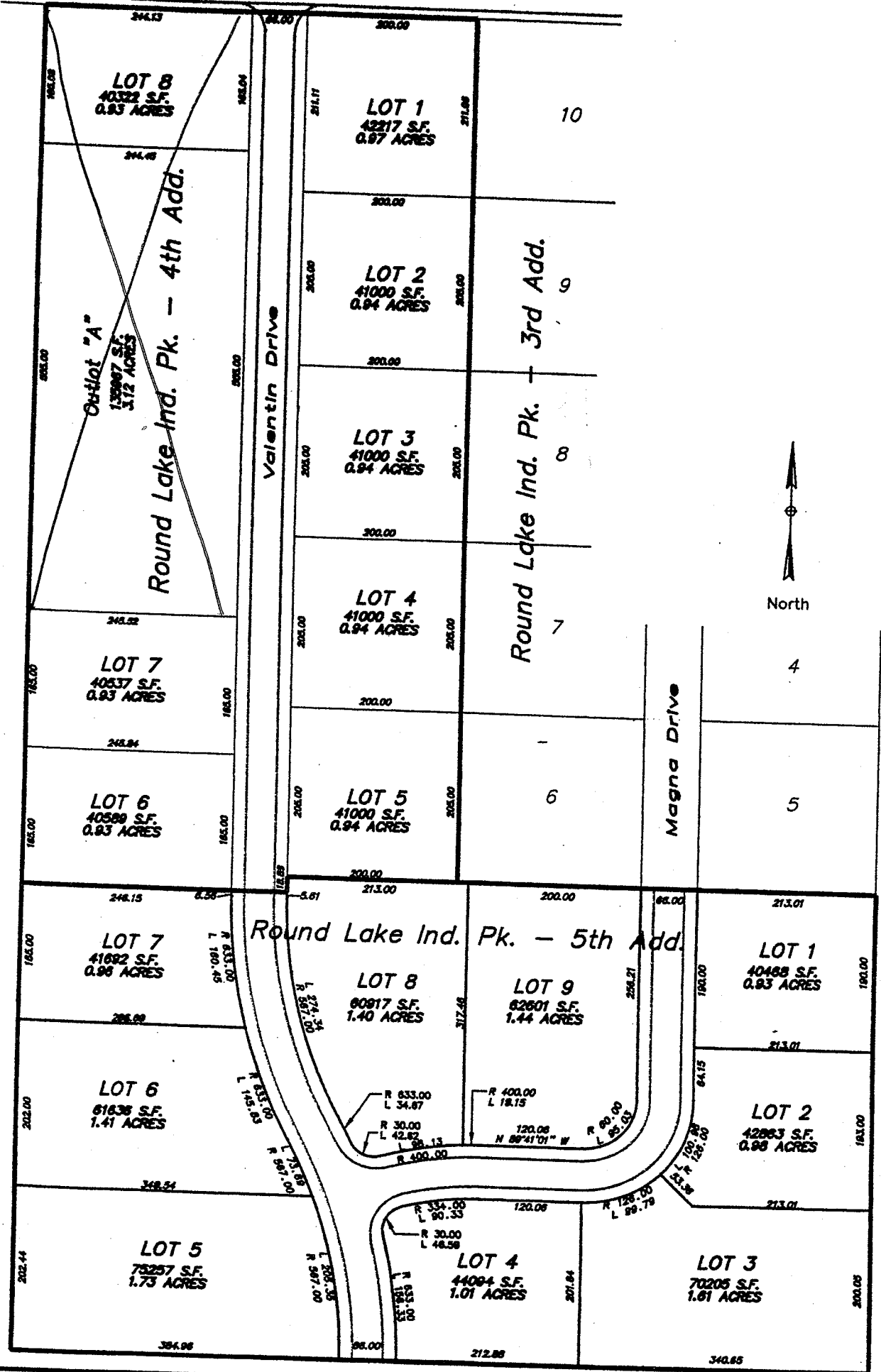
Premier Power Team

Bruce Kaplan, Ext. 20
Joseph Billitteri, Ext. 21

RETAIL ❖ INDUSTRIAL ❖ OFFICE ❖ INVESTMENT

While this information is deemed correct, no representation is made as to the accuracy thereof. This information is subject to errors, omissions and change of terms at any time. The property may be withdrawn from the market without notice.

Long Lake Drive



LOT 8
40322 S.F.
0.93 ACRES

LOT 1
42217 S.F.
0.97 ACRES

10

LOT 2
41000 S.F.
0.94 ACRES

9

LOT 3
41000 S.F.
0.94 ACRES

8

LOT 4
41000 S.F.
0.94 ACRES

7

LOT 7
40537 S.F.
0.93 ACRES

4

LOT 6
40599 S.F.
0.93 ACRES

5

LOT 7
41692 S.F.
0.96 ACRES

Round Lake Ind. Pk. - 5th Add.

LOT 8
60917 S.F.
1.40 ACRES

LOT 9
62601 S.F.
1.44 ACRES

LOT 1
40488 S.F.
0.93 ACRES

LOT 6
61836 S.F.
1.41 ACRES

LOT 2
42893 S.F.
0.98 ACRES

LOT 5
79257 S.F.
1.73 ACRES

LOT 4
44094 S.F.
1.01 ACRES

LOT 3
70205 S.F.
1.61 ACRES

North

Round Lake Industrial Park

4th Addition

| LOT# | SQ FT | ACRES | PRICE | PIN | STATUS |
|-------------|--------------|--------------|--------------|---------------|---------------|
| 1 | 42,217 | .97 | \$141,427 | 06-20-303-006 | AVAILABLE |
| 2 | 41,000 | .94 | \$137,350 | 06-20-303-007 | AVAILABLE |
| 3 | 41,000 | .94 | \$137,350 | 06-20-303-008 | AVAILABLE |
| 4 | 41,000 | .94 | \$137,350 | 06-20-303-009 | AVAILABLE |
| 5 | 41,000 | .94 | \$137,350 | 06-20-303-010 | AVAILABLE |
| 6 | 40,589 | .93 | \$135,973 | 06-20-304-004 | AVAILABLE |
| 7 | 40,537 | .93 | \$135,973 | 06-20-304-003 | AVAILABLE |

5th Addition

| LOT# | SQ FT | ACRES | PRICE | PIN | STATUS |
|-------------|--------------|--------------|--------------|------------|---------------|
| 1 | 40,468 | .93 | \$135,973 | N/A | AVAILABLE |
| 2 | 42,863 | .98 | \$143,591 | N/A | AVAILABLE |
| 3 | 70,205 | 1.61 | \$235,187 | N/A | AVAILABLE |
| 4 | 44,094 | 1.01 | \$147,715 | N/A | AVAILABLE |
| 5 | 75,257 | 1.73 | \$252,111 | N/A | AVAILABLE |
| 6 | 61,636 | 1.41 | \$206,481 | N/A | AVAILABLE |
| 7 | 41,692 | .96 | \$139,668 | N/A | AVAILABLE |
| 8 | 60,917 | 1.40 | \$204,072 | N/A | AVAILABLE |
| 9 | 62,601 | 1.44 | \$209,713 | N/A | AVAILABLE |