



In Partnership with
**GREAT
POINT**
Investors LLC

2431 DELANY ROAD (AT BLANCHARD ROAD) | WAUKEGAN, ILLINOIS

Project Overview

Now Available: Delany Commerce Center is a first-class, 218,500-square-foot warehouse facility at Delany Road and Blanchard Road in north suburban Waukegan, Ill. The new industrial building, which was completed in Q1 2014, is divisible to 32,000-square-foot suites and offers:

- 30' clear heights
- 28 truck docks
- 4 drive-in doors
- 299 parking spaces
- Convenient access to both Highway 41 and Interstate 94



Exclusive Agents

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Delany Commerce Center offers tenants access to first-class industrial space in flexible sizes ranging from 23,600 square feet up to 218,500 square feet. In addition to the specifications listed below, this premier business park also has lighted access from the newly-widened Delany Road. By locating in Lake County, tenants of Delany Commerce Center also enjoy one of the strongest and most robust labor forces in metro Chicago while benefiting from low property taxes.



Building A (Phase 1)
2431 Delany Road
Waukegan, Illinois

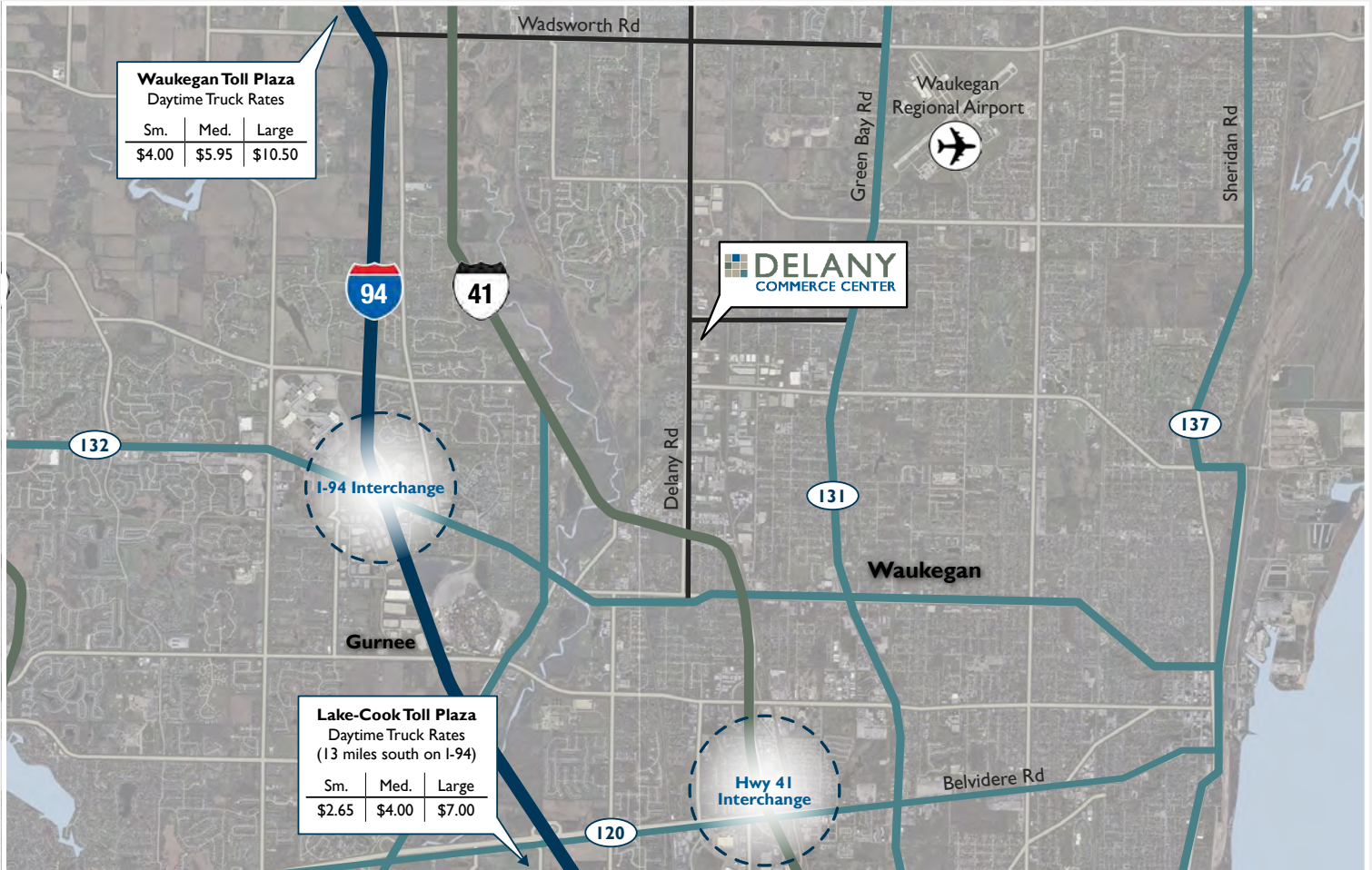
Building Size
Clear Height
Loading
Office Area
Parking
Power
Sprinkler

218,500 sf (divisible to 32,000 sf)
30'
28 exterior docks, expandable
4 drive-in doors, expandable
To-suit
299 automobile spaces
1,200 amps / 480 volts / 3-phase (expandable)
ESFR

Location Benefits



Superior Interstate and Highway Access Delany Commerce Center features easy access to all of the critical paths of travel in the Illinois-Wisconsin logistics corridor including: Route 41 (1.2 miles at Delany Road), I-94 (full interchange 4 miles south at Buckley Road), and I-94 northbound (7 miles near Rosecrans Road). Also, through its strategic location along Route 41, Delany Commerce Center helps businesses avoid costly tolls on Interstate 94.

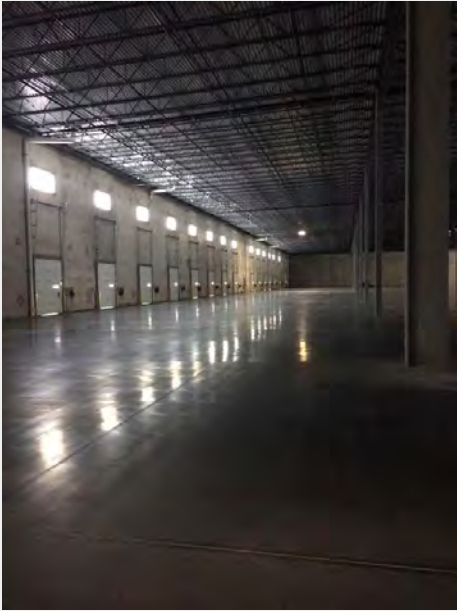
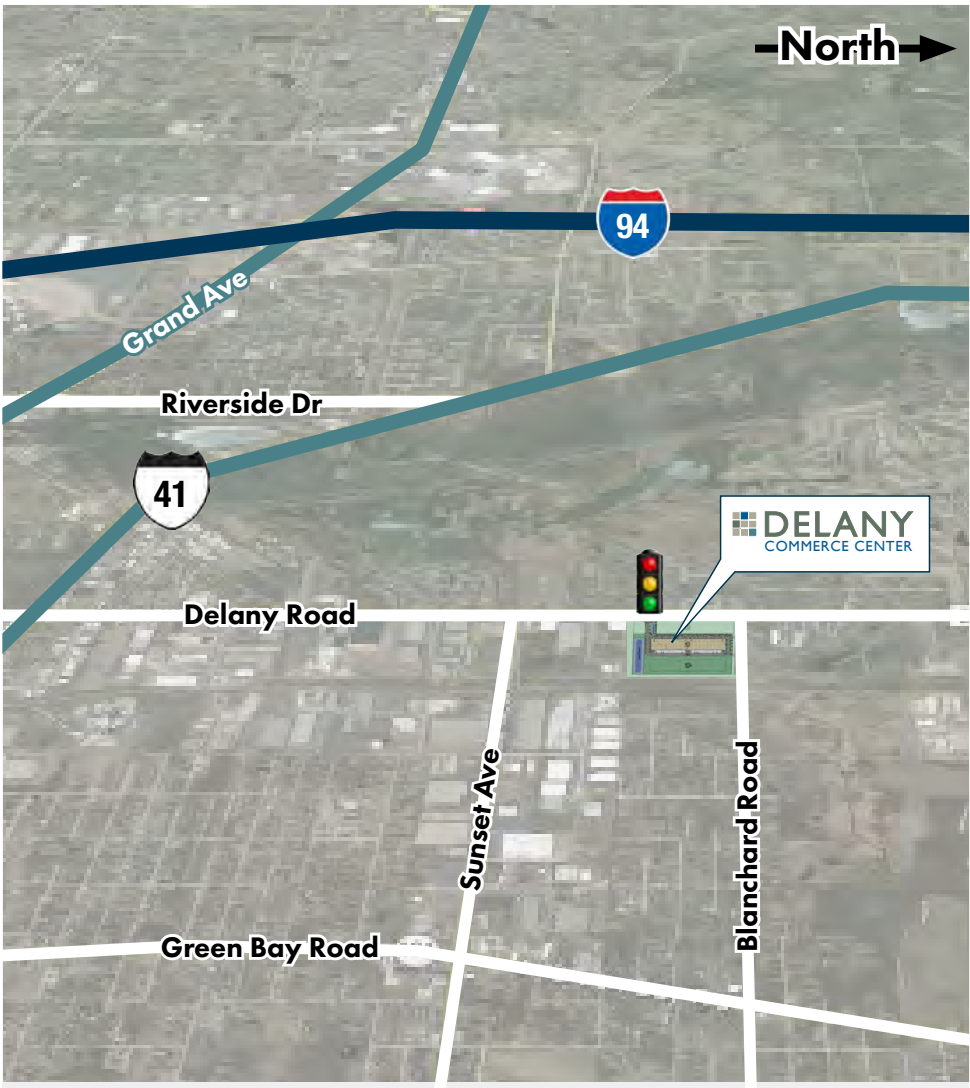


Local Area Amenities At Delany Commerce Center, the prime Lake County location offers access to tons of area amenities including great lunch restaurants, dozens of casual dining options, several area hotels, and a short drive to the Waukegan Regional Airport nearby. The map to the right shows some of the great dining, shopping, and other points of interest your employees can enjoy near Delany Commerce Center.

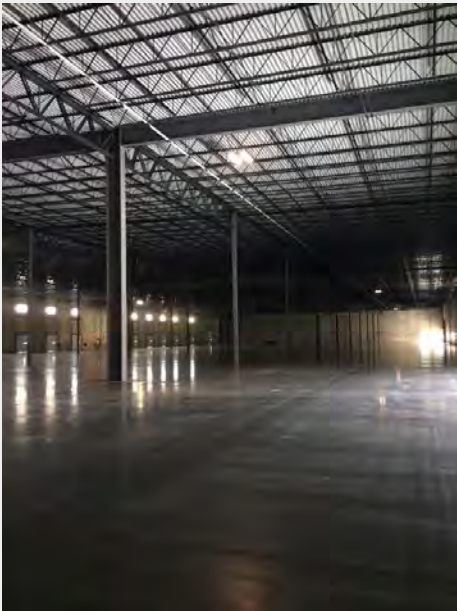


Leasing Opportunity Join Waukegan's newest development located in the heart of Lake County's labor market on the southeast quadrant of Delany and Blanchard Roads

- Traffic signal at entry on newly widened Delany Road
- 1.2 miles to Route 41
- Four miles to full interchange with I-94 at Buckley Road
- Learn more at www.delanycommercecenter.com



Inside of the completed Delany Commerce Center Building A where 30 foot clear heights offer tenants great cubic storage space



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