

PREPARED FOR:

RCM

625 Public Service Drive



625 Public Service Rd

Waukegan, Illinois 60085 (Lake County) - North Lake County Submarket



Warehouse

Property Summary

RBA	12,800 SF
Built	1978
Tenancy	Single
Asking Rent	Withheld
Clear Height	22'
Drive Ins	None
Docks	2 exterior
Levelers	2 exterior
Parking Spaces	5 (0.39/1,000 SF)



Property Details

Land Area	0.63 AC (27,393 SF)	Building FAR	0.47
Crane	None	Cross Docks	None
Power	400a/208v 3p 4w	Sprinklers	Wet
Zoning	B-1	Parcel	08-19-201-008 (+1 more)

Amenities

- Air Conditioning
- Signage
- Skylights

For Sale Summary

Asking Price	\$1,400,000 (\$109.38/SF)	Status	Active
Sale Type	Investment or Owner User	RBA	12,800 SF
Land	0.63 AC	Built	1978
On Market	41 Days	Last Update	May 27, 2025

Previous Sale

Sale Date	8/31/2006	Sale Price	\$510,000 (\$39.84/SF)
Comp ID	1193064	Sale Type	Investment or Owner User
Comp Status	Research Complete		

Transportation

Parking Details	5 Surface Spaces; Ratio of 0.39/1,000 SF		
Traffic Volume	24,351 on N Frolic Ave (2024); 21,126 on N Pioneer Rd (2025); 21,318 on N Pioneer Rd (2024); 31,568 on Grand Ave (2025); 21,126 on Adelphi Ave (2025); 31,916 on Grand Ave (2023); 28,537 on Brookside Ave (2025); 21,615 on N Green Bay Rd (2024)		
Commuter Rail	Waukegan		7 min drive
	North Chicago		10 min drive
Airport	Chicago O'Hare International		44 min drive
Walk Score ®	Somewhat Walkable (66)		
Transit Score ®	Some Transit (29)		



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Contact Details

Primary Leasing Company

Acacia Spice Company 625 Public Service Ave Waukegan, IL 60085 USA (847) 816-6225	Eden Antonetti Owner	(224) 214-8068
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Sales Company

Saletta Commercial Realty LLC 200 Jackson Blvd, Suite 2850 Chicago, IL 60606 USA (312) 859-2205 www.sallettarealty.com	Tom Saletta Managing Principal	tsaletta@sallettarealty.com	(312) 859-2205
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Recorded Owner

Acacia Spice Company
625 Public Service Ave
Waukegan, IL 60085 USA
(847) 816-6225

True Owner

Greg Antonetti 3940 Oirett Drgurnee Gurnee, IL 60031 USA (847) 281-8438	Greg Antonetti	(847) 281-8438
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