

**431 Lakeview Ct**  
Mount Prospect, IL

**ENTRE**  
Commercial Realty LLC

**For Lease**

**AVAILABLE:  
9,931 - 32,527 SF**

AVAILABLE SPACE: **UNIT A: 32,527 SF (DIVISIBLE)**

**UNIT C: 9,931 SF**

BUILDING SIZE: **81,354 SF**

TAXES **\$3.58 PSF (2026 ESTIMATE)**

CAM **\$1.42 PSF (2026)**

LEASE RATE: **SUBJECT TO OFFER**

  
**Professionally  
Owned &  
Managed**

  
**Fully Air  
Conditioned**

  
**Available  
Immediately**

  
**Recent  
Renovations**



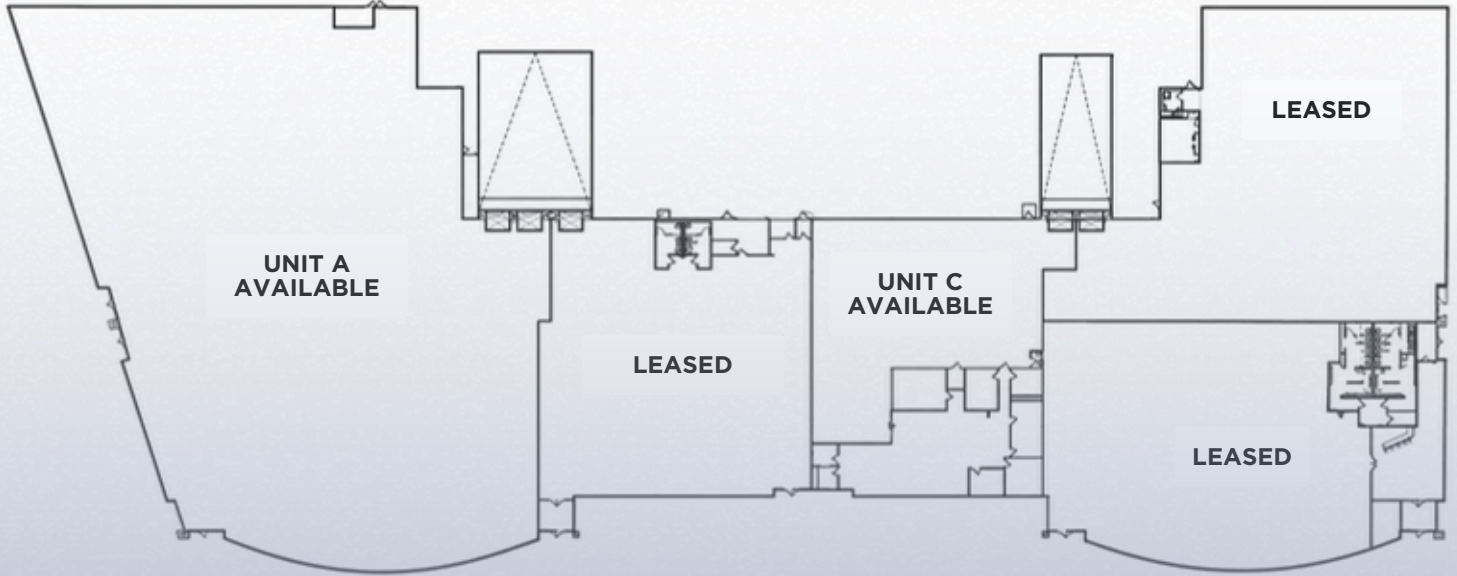
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 [entrecmercial.com](https://www.entrecmercial.com)

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# Floor Plan



## Unit A

AVAILABLE SPACE:	<b>32,527 SF (DIVISIBLE)</b>
OFFICE:	<b>TO SUIT</b>
CLEAR HEIGHT:	<b>17.5' (6,000 SF @ 32')</b>
BAY SIZES	<b>30' X 40'</b>
LOADING:	<b>2 DOCKS; 1 DID</b>
PARKING:	<b>2 SPACES PER 1000 SF</b>
SPRINKLER:	<b>YES</b>
ELECTRICAL:	<b>1200 AMPS @ 480 V</b>
ZONING	<b>I-1</b>

**LEASE RATE: SUBJECT TO OFFER**

## Unit C

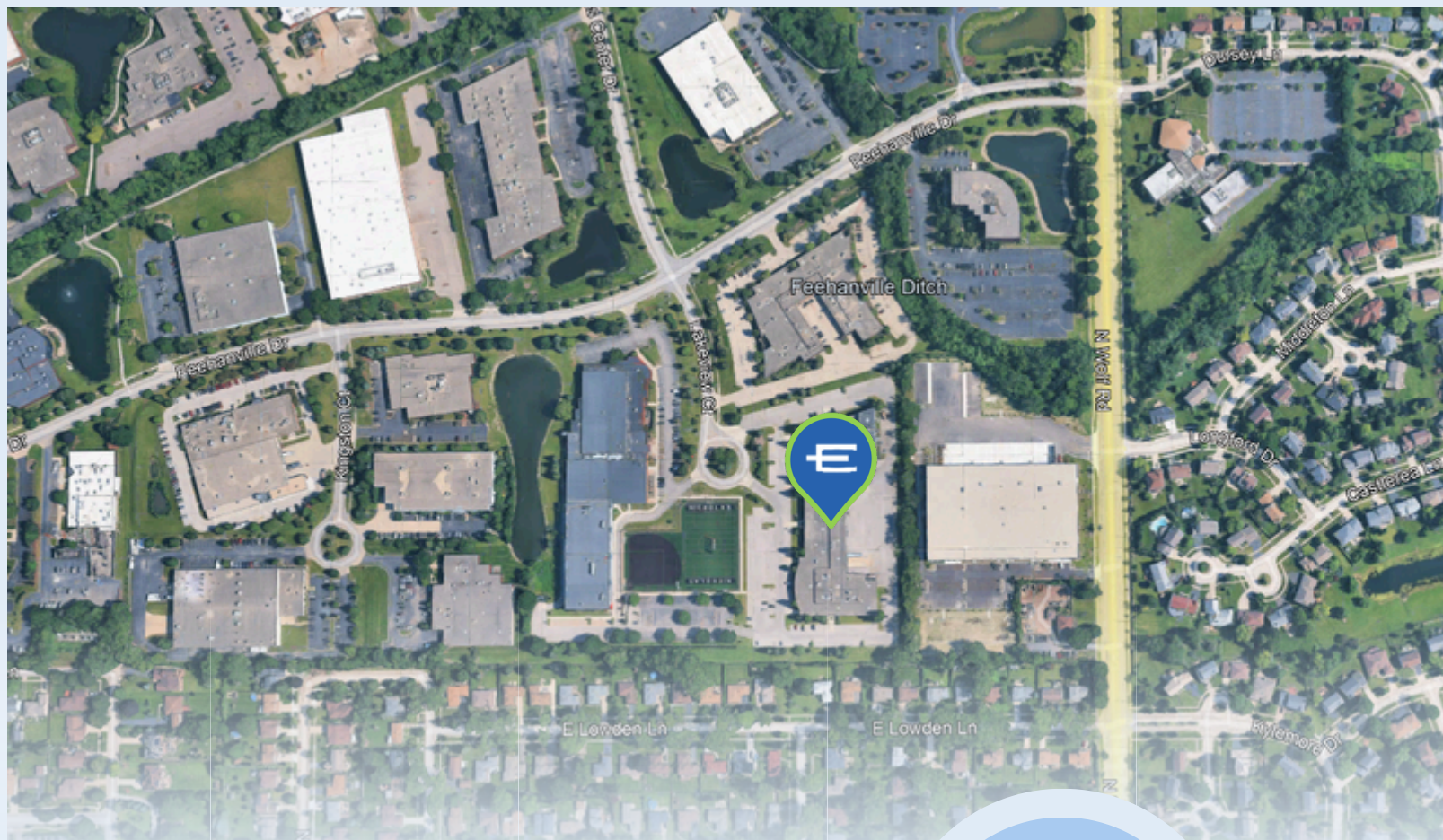
AVAILABLE SPACE:	<b>9,931 SF</b>
OFFICE:	<b>~3,150 SF</b>
CLEAR HEIGHT:	<b>17.5'</b>
BAY SIZES	<b>30' X 40'</b>
LOADING:	<b>1 DOCK; 1 DID</b>
PARKING:	<b>2 SPACES PER 1000 SF</b>
SPRINKLER:	<b>YES</b>
ELECTRICAL:	<b>200 AMPS @ 480V</b>
ZONING	<b>I-1</b>

**LEASE RATE: SUBJECT TO OFFER**



# Property Photos





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Mount Prospect, IL



**Close Proximity to O'Hare, I-90, & I-294**



**High Image Building in Kensington Business Center**



**Skilled Labor Force**

