

FOR LEASE or SALE

74,346 SF (Divisible)

On 12.71 Gross Acres

10,658 SF w 1,140 Office

24,703 SF w 1,919 Office

35,361 SF w 3,049 Office

38,985 SF w 11,763+ Office

63,688 SF w 14,812+ Office

74,346 SF Office to Suit

\$6.95 - \$9.95 Net

Sale: \$7,200,000

RE Tax: \$140,229

**(2022' payable 2023' based on 84,871
SF before demolition / \$1.65 PSF)**

**28800 N. Energy Drive
Green Oaks, ILLINOIS**



Portion being demolished.
Enabling building, loading,
and/or additional outdoor
storage. Not included within
74,346 SF shown.

Unique Features including cranes,
floor drains, heavy power, 20-21'
clear (one bay of 45' clear), outdoor
storage options, and overall flexibility
to alter building, loading, and outdoor
storage to suit. Separate outparcel on
Route 176 zoned retail also available.



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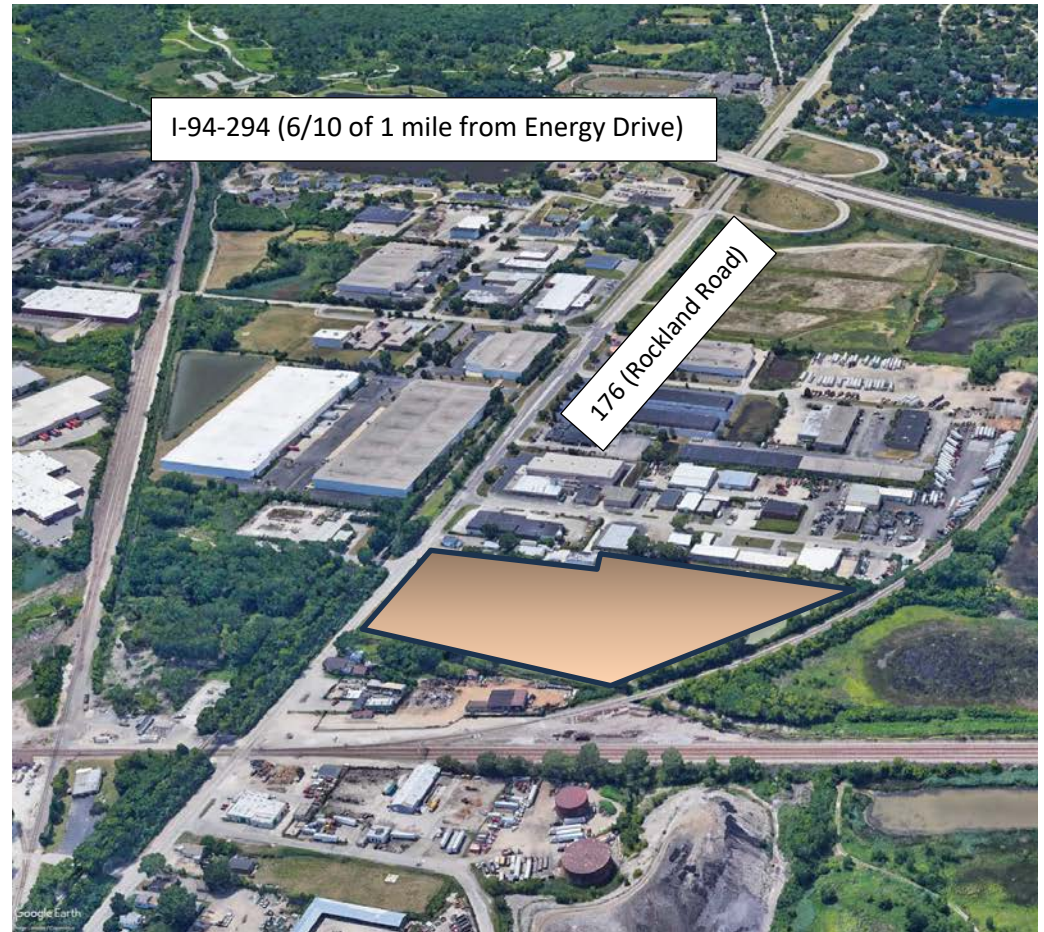
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*Above information is subject to verification and no liability for errors or omissions is assumed. Listing may be withdrawn without notice.
In accordance with Full Disclosure it is noted that members of this firm have ownership in the above listed property.*



- Low Lake County Real Estate Taxes
- Six-tenths of one mile to I-94/294
- Central location to serve O'hare Airport and strategically located between Chicago and Milwaukee
- Strong Labor Pools
- Unique zoning allows for industrial on subject building with oversized offering creative uses and/or retail zoning on the front pad which can be demised and leased via a build to suit opportunity or sold (with exact size and pricing as quoted).



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