

**LEASE**

# Small Bay Industrial

**600 WAUKEGAN RD**

Northbrook, IL 60062

**PRESENTED BY:**

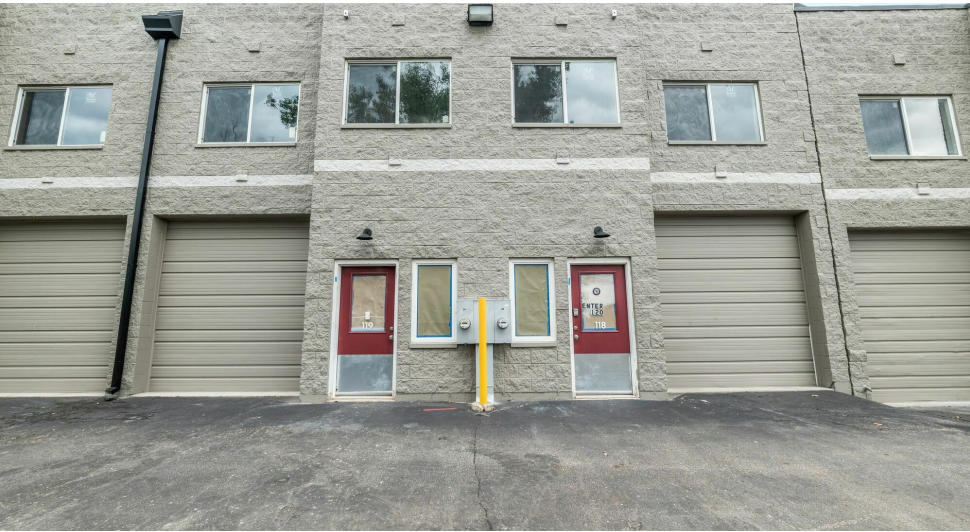
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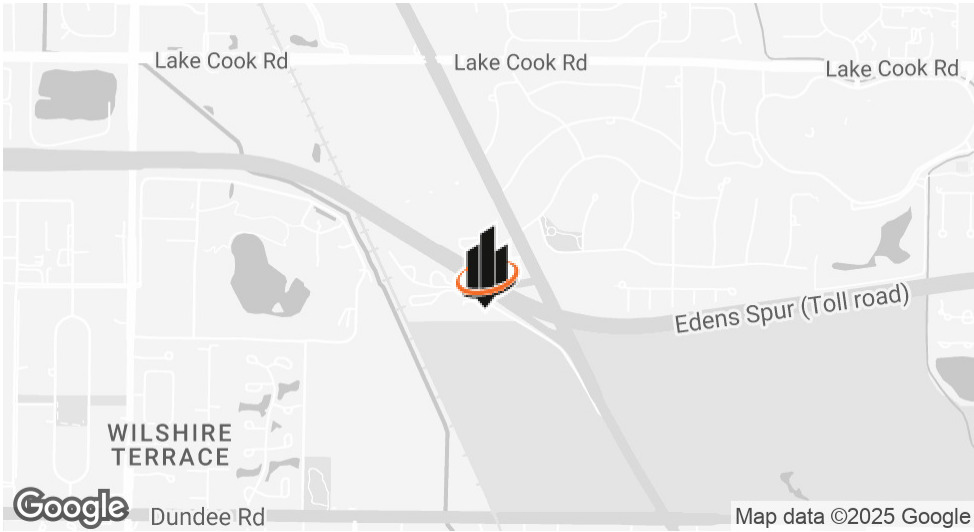
PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.25 SF/month (MG)
AVAILABLE SF:	4,212 SF
LOT SIZE:	3.13 Acres
BUILDING SIZE:	4,212 SF

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LOCATION DESCRIPTION

Located along the vibrant Waukegan Road corridor in Northbrook, Flexi @ Waukegan offers excellent access to I-94 (0.50 miles), I-294 (2.5 miles), Lake Cook Road (< 1 mile), Dundee Rd (0.58 miles) and Willow Road (3.5 miles) — placing your business within minutes of key logistics routes, affluent residential areas, and major retail centers.

Surrounded by a strong mix of trade users, showrooms, and high-income demographics, this North Shore location provides both visibility and convenience for your customers, team, and deliveries. Ideal for recreational use, sales, and service, or light assembly.

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Small Bay Industrial
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex Space
BUILDING SIZE	4,212 SF
YEAR BUILT	2007
YEAR LAST RENOVATED	2025
NUMBER OF FLOORS	1
PARKING SPACES	6
CONSTRUCTION STATUS	Existing

Flexible Small-bay industrial. 600 Waukegan is a newly remodeled ±4,212 SF industrial suite with a functional layout and design. Great for loading, fleet access, usable storage height with comfort, turnkey and brandable. Redefine your business in this premium space. Your vision. Your space, your way.

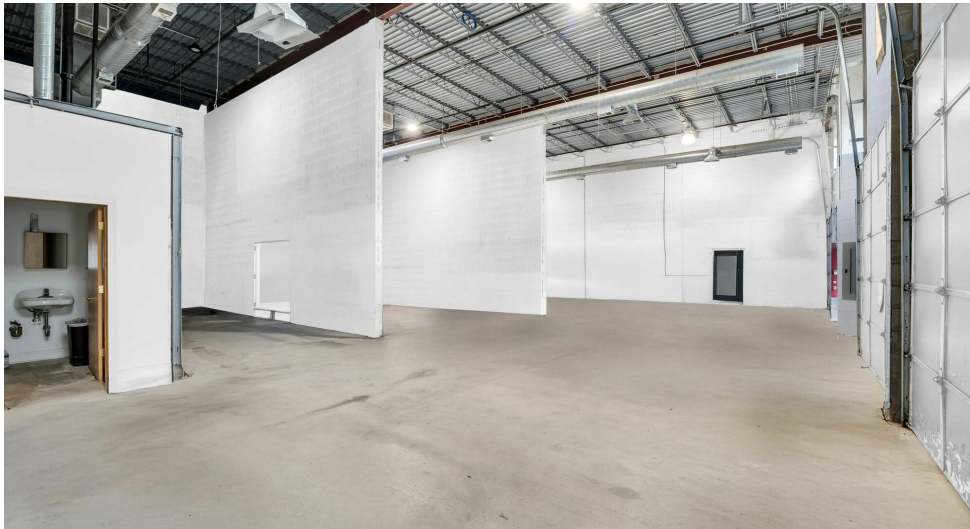
The space is being delivered with new paint, upgraded LED lighting, waiting for someone who wants to customize the space according to their business needs. Perfect for tenants who are looking for a high-quality environment that reflects their brand.

Perfect for: HVAC contractors, flooring showrooms, delivery-based businesses, e-commerce fulfillment, medical device suppliers.

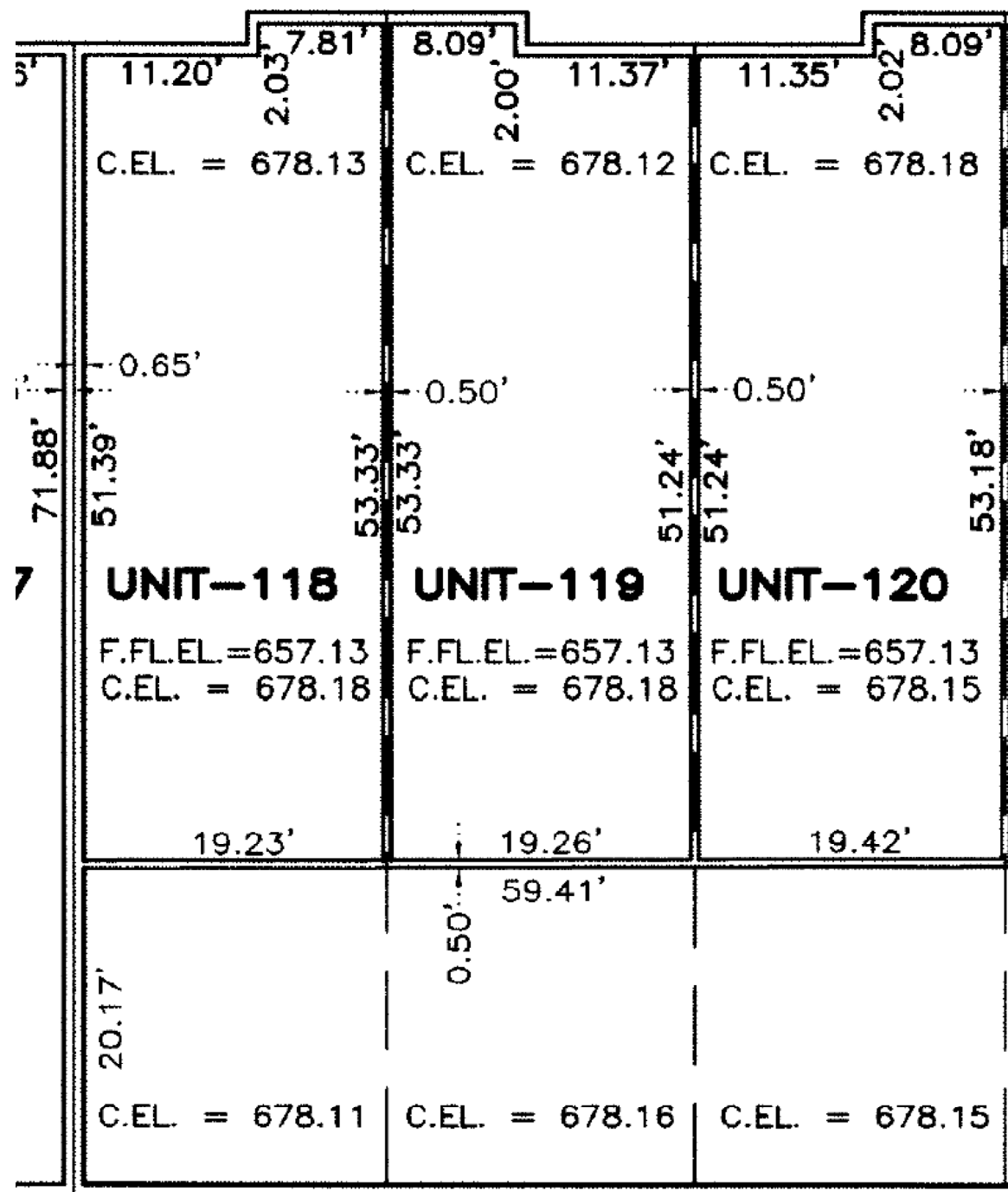
- \$5,000 flat monthly expense
- ±4,212 SF premium flex-industrial suite
- 22' ceilings with 15.5' clear height
- Three 12x10 drive-in doors
- Temperature-controlled warehouse/ HVAC and A/C
- Sprinkler system
- Build-to-suit mezzanine office and conference room with glass enclosure
- Delivered fully remodeled
- Prefer longer-term lease
- Tenant also pays utilities
- Smart system for lights and sound
- One (1) private restroom
- Located on the quiet Waukegan Rd corridor with access to I-94 (0.50 miles) and I-294 (2.5 miles)

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## ADDITIONAL PHOTOS

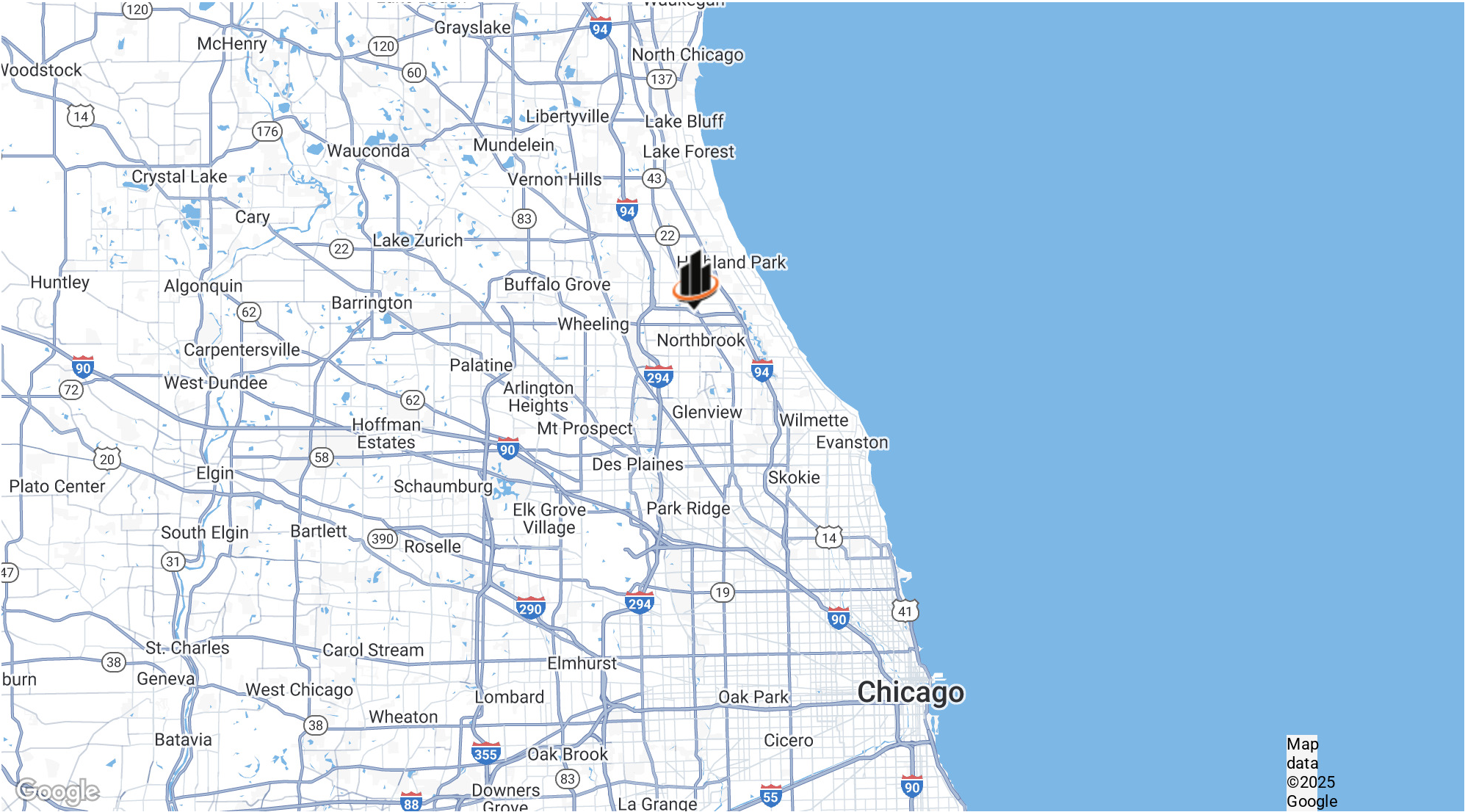


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LOCATION MAP



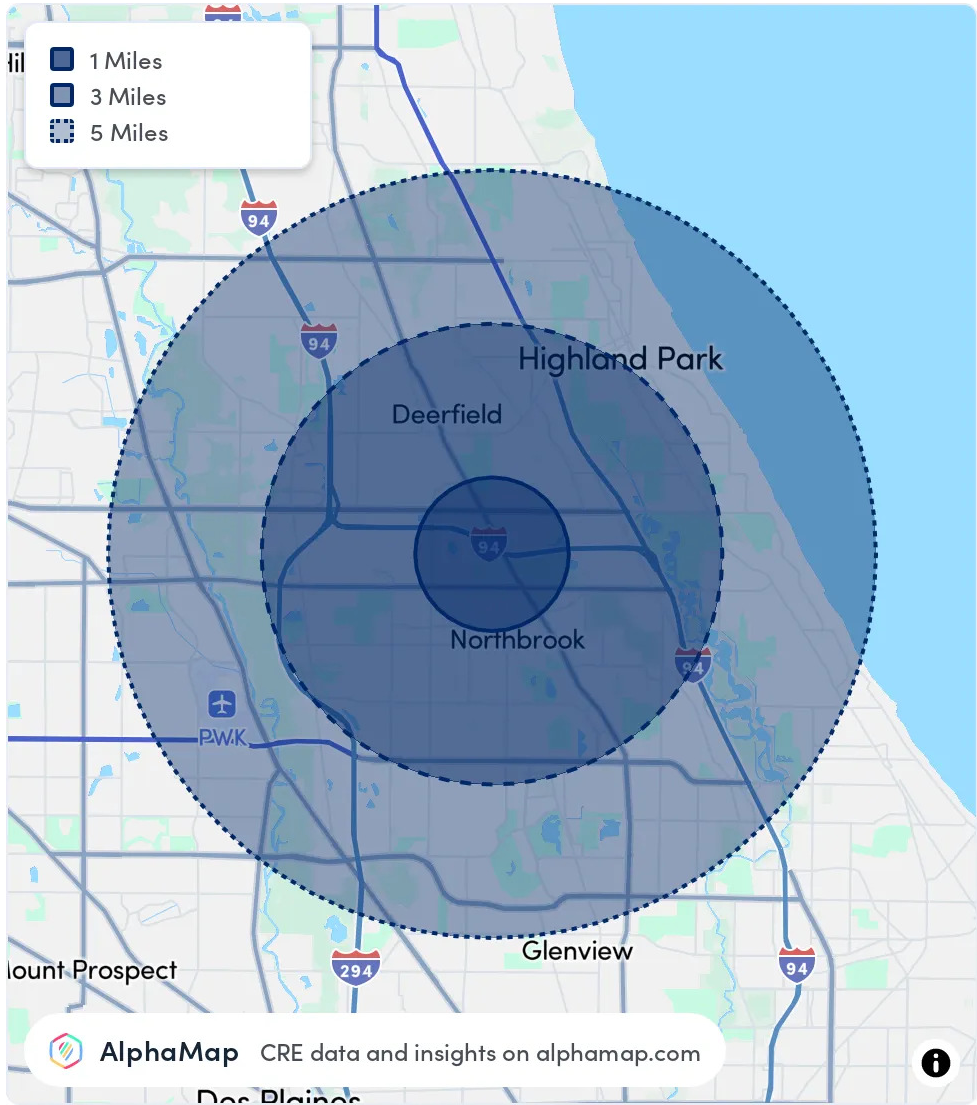
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,686	71,181	178,298
AVERAGE AGE	45	45	44
AVERAGE AGE (MALE)	43	44	42
AVERAGE AGE (FEMALE)	46	46	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,576	27,408	67,368
PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$216,516	\$224,541	\$199,886
AVERAGE HOUSE VALUE	\$745,227	\$743,168	\$728,591
PER CAPITA INCOME	\$83,275	\$86,361	\$76,879

Map and demographics data derived from AlphaMap



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