



LEASE

Small Bay Industrial

600 WAUKEGAN RD

Northbrook, IL 60062

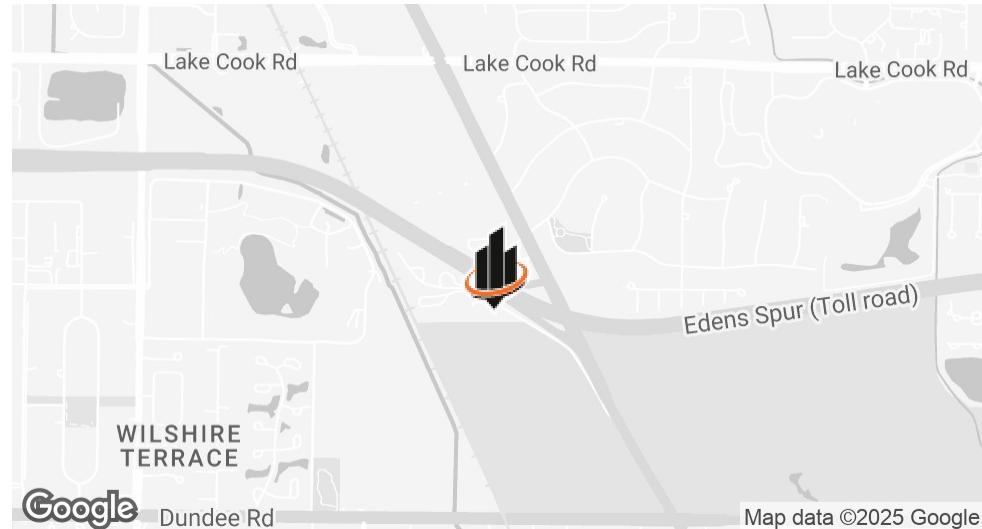
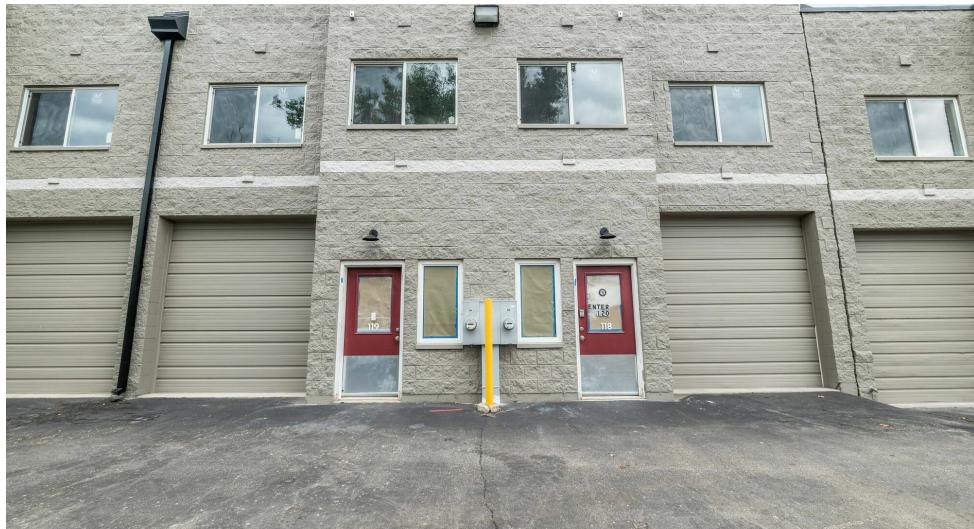
PRESENTED BY:

DIONE DURHAM

O: 847.464.8467

dione.durham@svn.com

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

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.

DIONE DURHAM

O: 847.464.8467

dione.durham@svn.com

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.

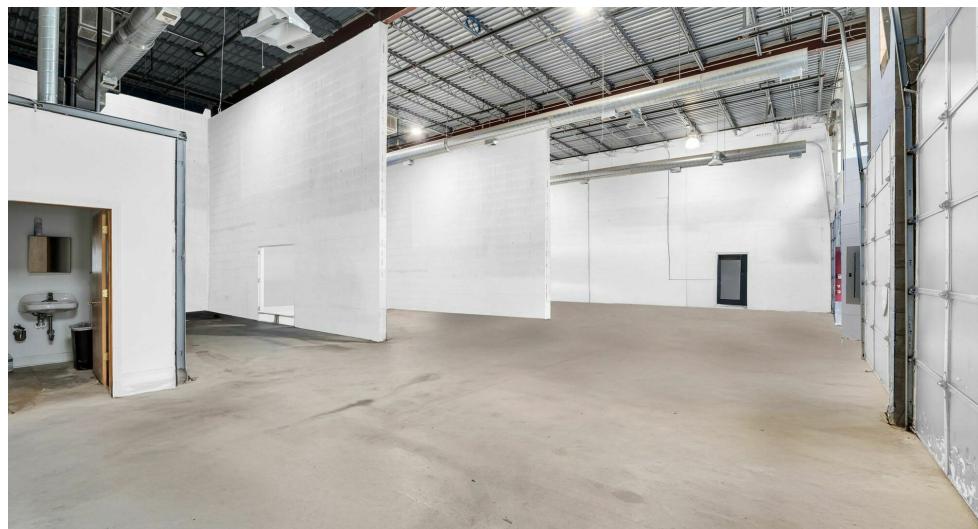
- \$5,000 flat monthly expense
- ±4,212 SF premium flex-industrial suite
- 22' ceilings with 15.5' clear height
- Three 12x10 drive-in doors
- Temperature-controlled warehouse/ HVAC and A/C
- Sprinkler system
- Build-to-suit mezzanine office and conference room with glass enclosure
- Delivered fully 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)

DIONE DURHAM

O: 847.464.8467

dione.durham@svn.com

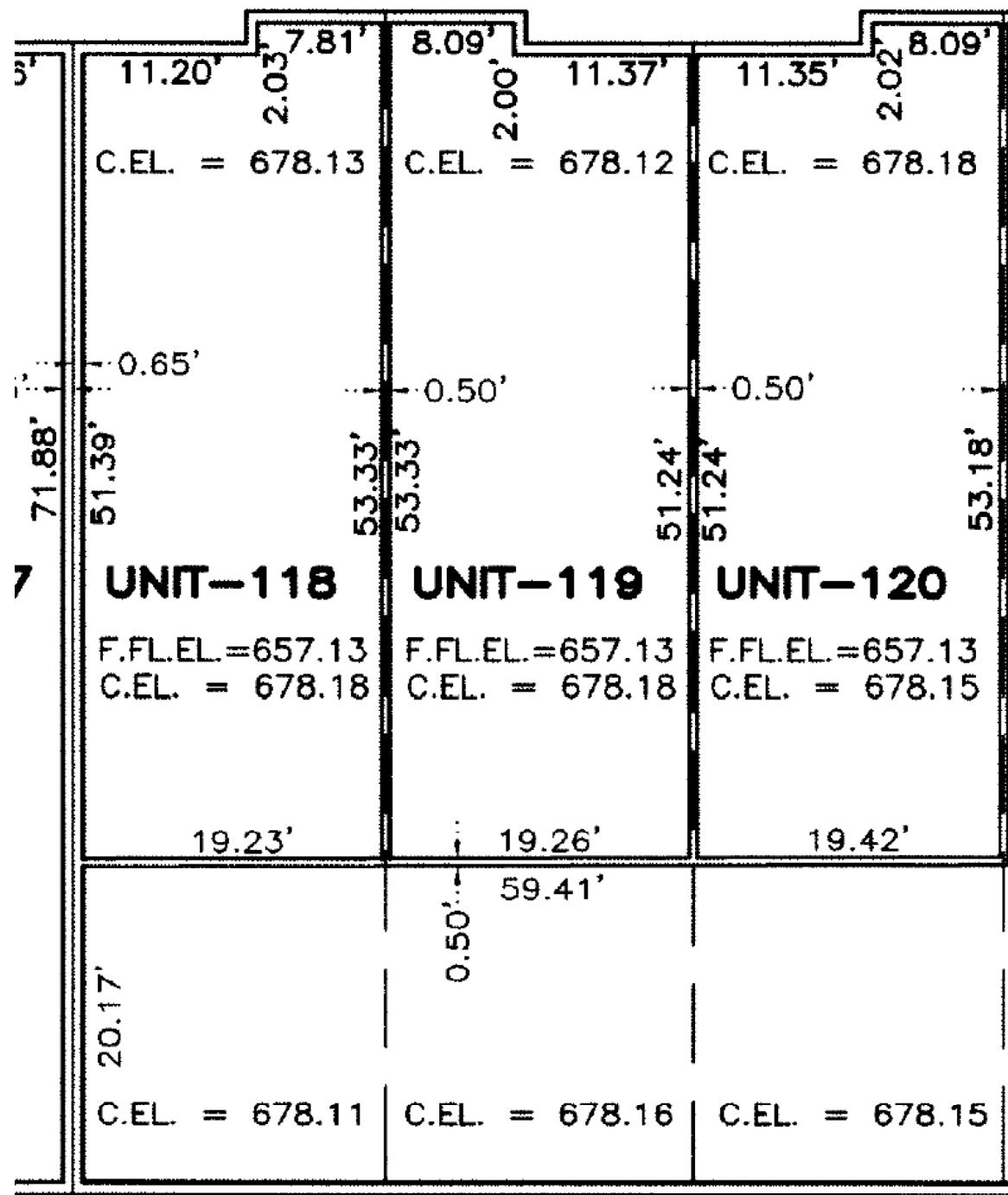
ADDITIONAL PHOTOS



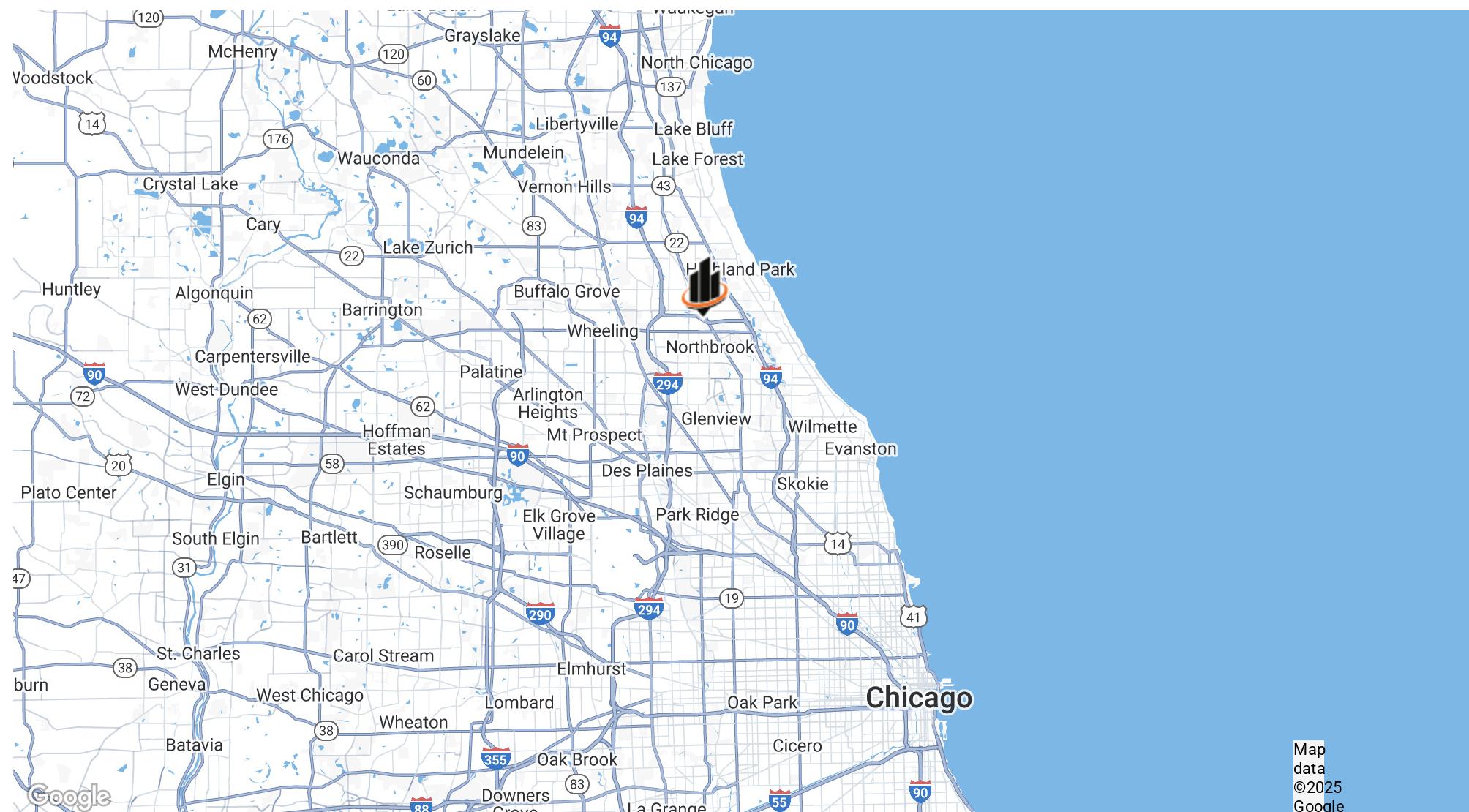
DIONE DURHAM

O: 847.464.8467

dione.durham@svn.com



LOCATION MAP



DIONE DURHAM

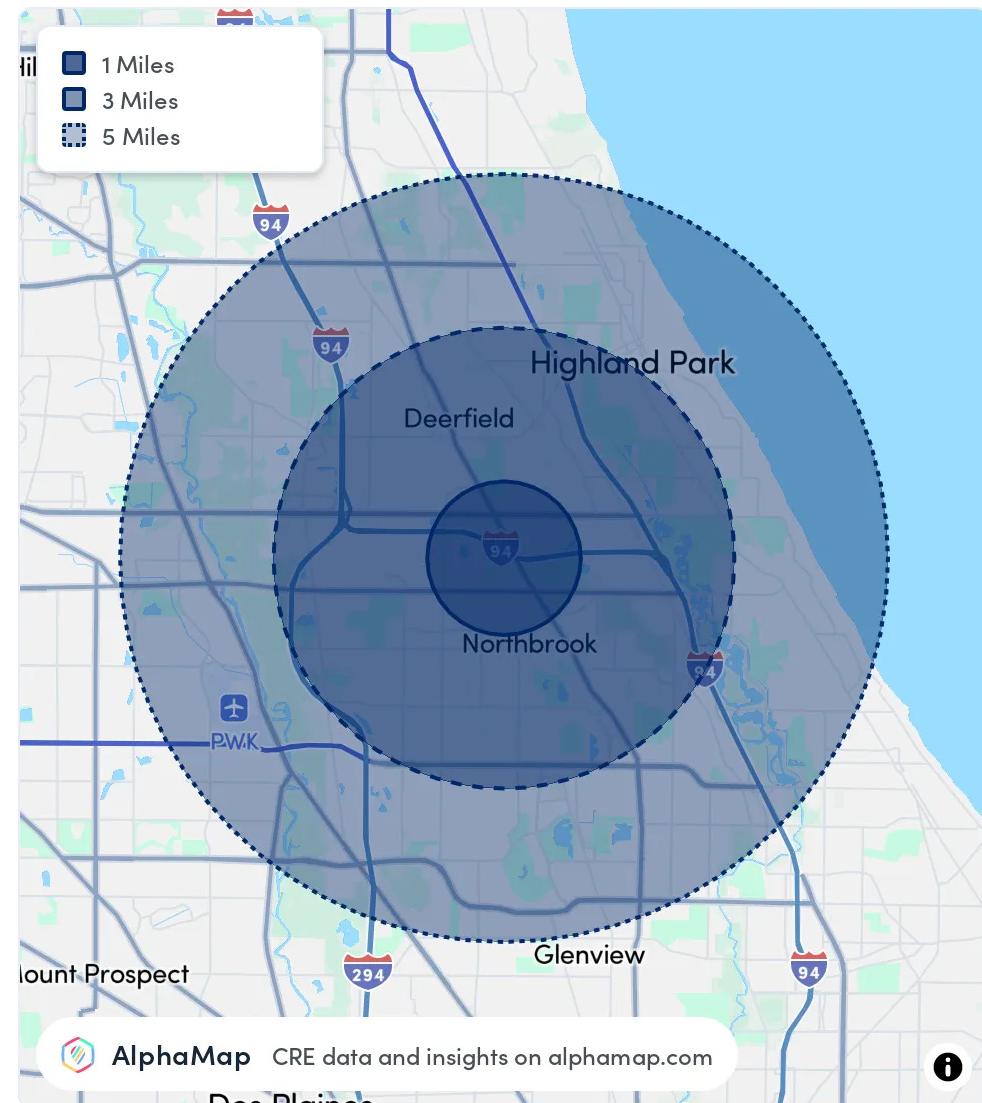
O: 847.464.8467

dione.durham@svn.com

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



DIONE DURHAM

O: 847.464.8467

dione.durham@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

DIONE DURHAM

O: 847.464.8467

dione.durham@svn.com