

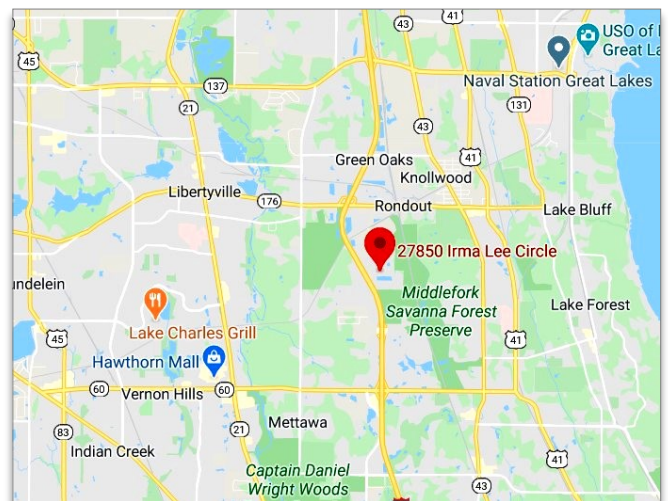
FOR SALE:

4,473 Sq. Ft. Office/Warehouse Condo
27850 Irma Lee Circle • Unit 101 • Green Oaks • IL 60048



PROPERTY HIGHLIGHTS:

PIN#: 1125101076
AVAILABLE SPACE: 4,473 Sq. Ft. (Total)
OFFICE: 1,467 Sq. Ft. (1st Floor)
1,046 Sq. Ft. (2nd Floor)
WAREHOUSE: 1,960 Sq. Ft.
BUILDING TYPE: Multi-Tenant Office/Warehouse
CONSTRUCTION: Masonry / Cedar Shake Roof
LOADING: 10' x 14' Overhead Door
CEILING HEIGHT: 18' (Warehouse)
8' (Office Area)
POWER: 100 Amps, 120/208 Volts
HVAC: Yes, A/C Office Areas Only
SPRINKLERED: Yes
PARKING: Common
ZONING: Industrial Improved
TAXES: \$9,604 / 2023
SALE PRICE: \$450,000.00



[**Google Maps Link**](#)

DIRECTIONS: Bradley Rd. (south of IL-176 or north of E Townline Rd.) to W Polo Trail Dr., east to Irma Lee Circle and building #.

COMMENTS: Polo Park Business Center

Two-Story Corner Office/Warehouse Unit in Polo Park Business Center. **(Lake Forest mailing Address).** Almost new condition with separate office unit on second floor. Upper unit has private entrance, washroom, kitchenette, and very nice buildout with three bay windows. First floor office/warehouse has 18' clear ceilings in warehouse and a 10' x 14' overhead door. First floor office area has reception area, conference room, two private offices, kitchenette, and two wash-rooms. All masonry and steel construction, fully sprinklered.

Contact: [Ralph Huszagh](#), Managing Broker @ 847-977-9040 (Cell) / jcf.ralph@sbcglobal.net



131 West Park Avenue • Libertyville • IL • 60048
www.jcforneyrealty.com
Office: (847) 362-2000

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BIRD'S-EYE VIEWS



AERIAL VIEW OF BUILDING & LOT



DRIVEWAY TO BUILDING / UNIT 101



FRONT / MAIN ENTRANCE VIEWS TO UNIT 101 (CORNER UNIT)



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^ First Floor Warehouse ^



^ Corner Room #101 ^



^ Room #113 ^



^ Room #113 ^



^ Room #112 ^



^ Break Room ^



^ Women's Restroom ^

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^ Reception Area & Front

^ Hallway ^



^ Reception Desk ^

^ Conference Room ^

^ Break Room ^



^ Office #2 Room 210 ^



^ Office #1 Room 214 ^

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