



Lake County Industrial FOR SALE  
72,000 SF Warehouse/Office on 4.28 AC  
Lake Zurich Corporate Park  
585 Capital Drive  
Lake Zurich, IL



### Property Overview

- Building Size: 72,000 SF
- Land Size: 4.24 AC
- Clear Height: 21'
- Sprinklers: Wet
- 1999 Construction (37,800 SF WH/8,600 SF Office)
- 2017 Addition (25,600 SF WH)
- Power: 1200 AMPS – 3 PH
- HVAC – Heating (Natural Gas) – AC throughout entire facility
- Column Spacing: 40' x 40'
- Parking: 63 (21 Office – 42 Warehouse)
- Loading: 5 docks – 9'x10' Doors
- 2 DID – 12' x 14'
- Mezzanine 120' x 40', Locker Rooms/Showers, Large Lunchroom
- Tax PIN: 14-16-204-025/026/027
- Taxes: 2023 - \$138,450 (\$1.87 PSF)
- **Asking \$7,128,000 (\$99 PSF)**

#### Kevin Cox

Cell: 773-844-2499

Email: [kc@forefrontproperties.com](mailto:kc@forefrontproperties.com)

#### Dave LeCavalier

Cell: 224-392-4008

Email: [dave@forefrontproperties.com](mailto:dave@forefrontproperties.com)

Forefront Properties

1s450 Summit Ave, STE 150

Oakbrook Terrace, IL 60181

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