

1935 – 1945 TECHNY RD.  
**Northbrook, IL**  
**Industrial Units For Lease**

**MATT GARLAND**

(312) 339-9015

mgarland@cawleycre.com

**RAWLY LANTZ, SIOR**

(630) 729-7944

rlantz@cawleycre.com



### Unit 6

Total Available:	6,050 Sq. Ft.
Office:	3,452 Sq. Ft.
Loading:	1 Drive-In Door ( <i>Dedicated</i> ) 2 Docks ( <i>Shared</i> ) 3 Drive-In Doors ( <i>Shared</i> )

### Unit 15

Total Available:	4,531 Sq. Ft.
Office:	2,930 Sq. Ft.
Loading:	2 Docks ( <i>Shared</i> ) 3 Drive-In Doors ( <i>Shared</i> )

- ✓ Well-Maintained Property
- ✓ Upgraded Finishes
- ✓ Multiple Loading Options
- ✓ Convenient Access to I-294 & I-94
- ✓ Fully Air-Conditioned Warehouse
- ✓ Heavy Office Build-Out

### Building Specifications

Building Size:	93,050 Sq. Ft.
Ceiling Height:	16' Under Joists
Power:	400 Amps, 120/240V, 3-Phase
Sprinklered:	Fully Sprinklered
Access:	24/Hour Access
Parking Ratio:	2 : 1,000
2026 RE Taxes:	\$3.53 PSF
2026 CAM:	\$1.93 PSF
2025 OPEX:	\$2.28 PSF
Lease Rate:	\$11.00 PSF Net



PROFESSIONALLY  
OWNED  
AND MANAGED BY



**CLEAR HEIGHT**  
PROPERTIES

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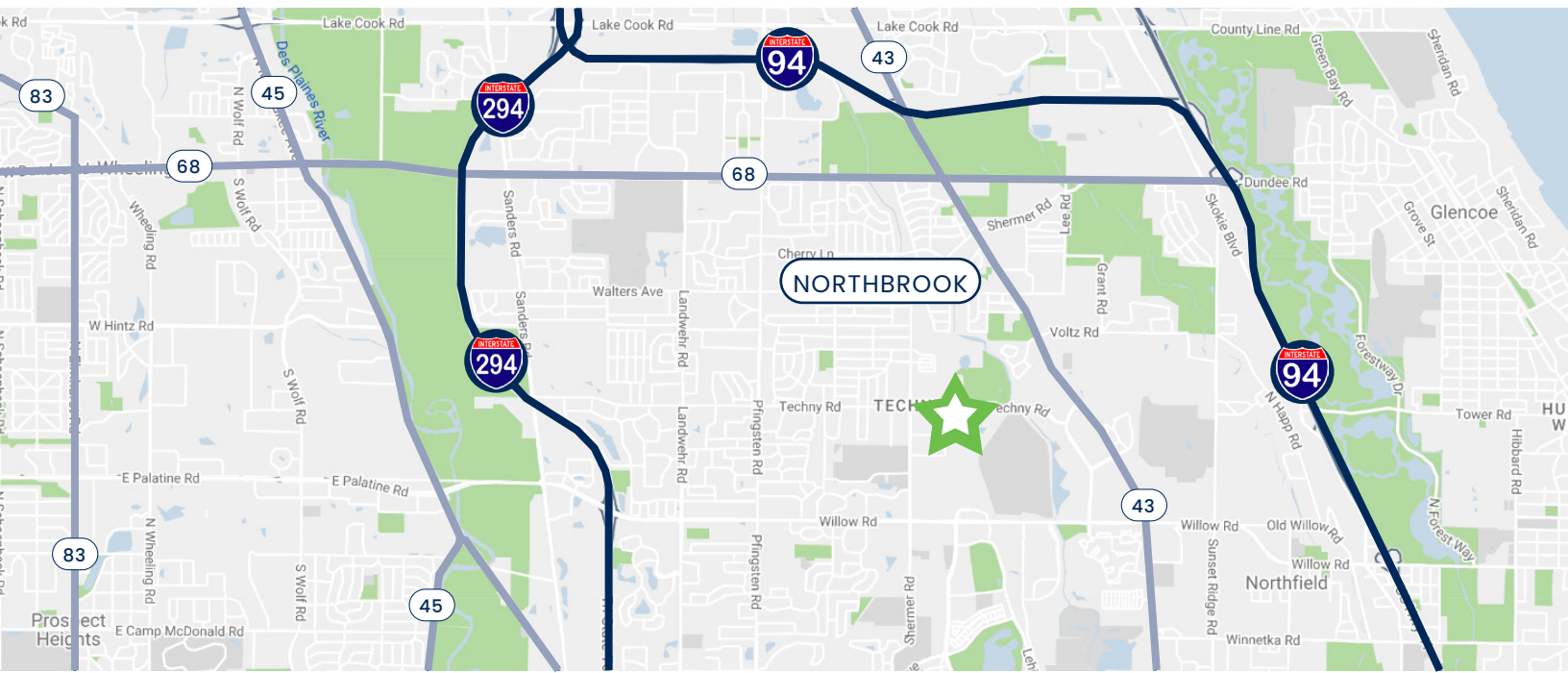
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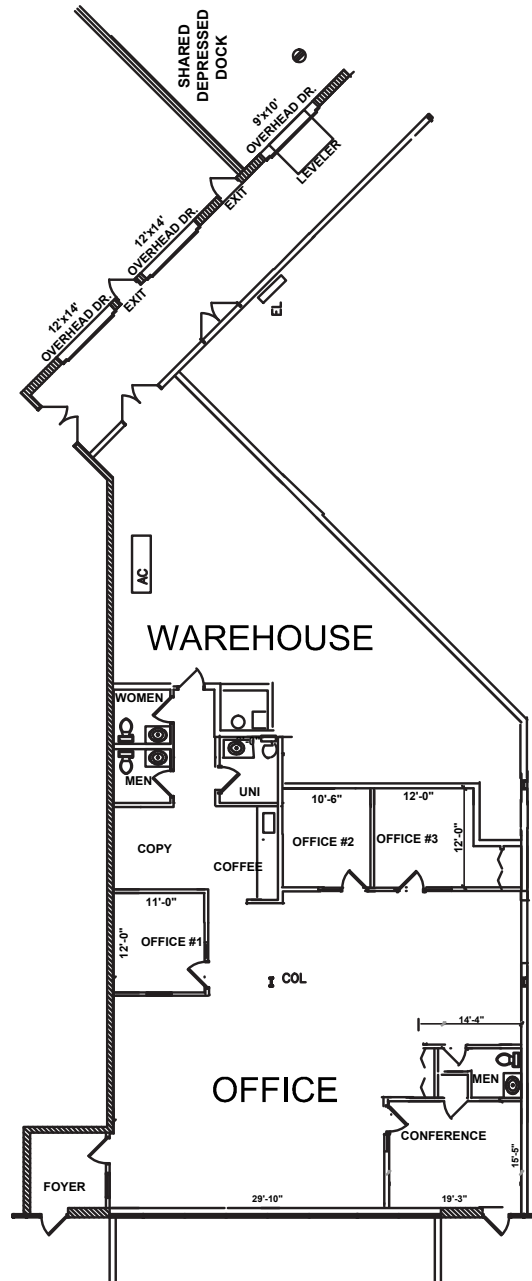
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OFFICE: 2,930 SQ. FT.



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