

28041 N Bradley Road, Lake Forest, IL

Available: 23,482 SF



USER OPPORTUNITY WITH INCOME

FOR LEASE or SALE: Fully Renovated Property with Outside Storage/Parking

TOTAL BUILDING SIZE: 35,482 SF

- BUILDING A: 23,482 SF **IMMEDIATE AVAILABILITY**
- BUILDING B: 12,000 SF **LEASED**

LOT SIZE: 2.82 Acres

PARKING: Ample

POWER: 800 - 1,200a/220v 3p Heavy

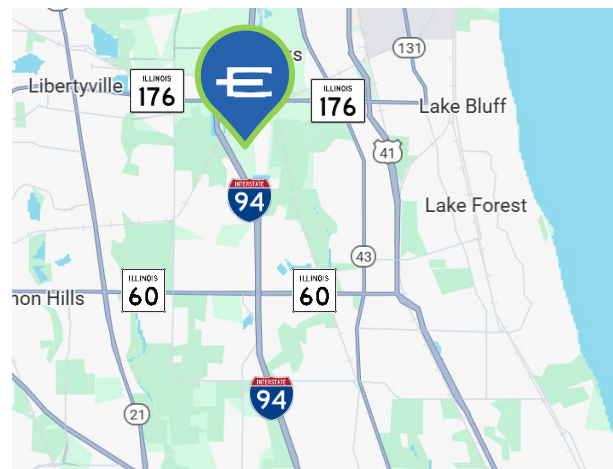
CEILING HEIGHT: 18'

ZONING: LI (Limited Industrial)

REAL ESTATE TAXES: \$1.01 PSF | \$35,836.06 (2023)

LEASE RATE: \$9.95 PSF NNN

SALE PRICE: \$4,300,000 (\$121 PSF)



SCAN FOR LISTING



ENTRE
Commercial Realty LLC

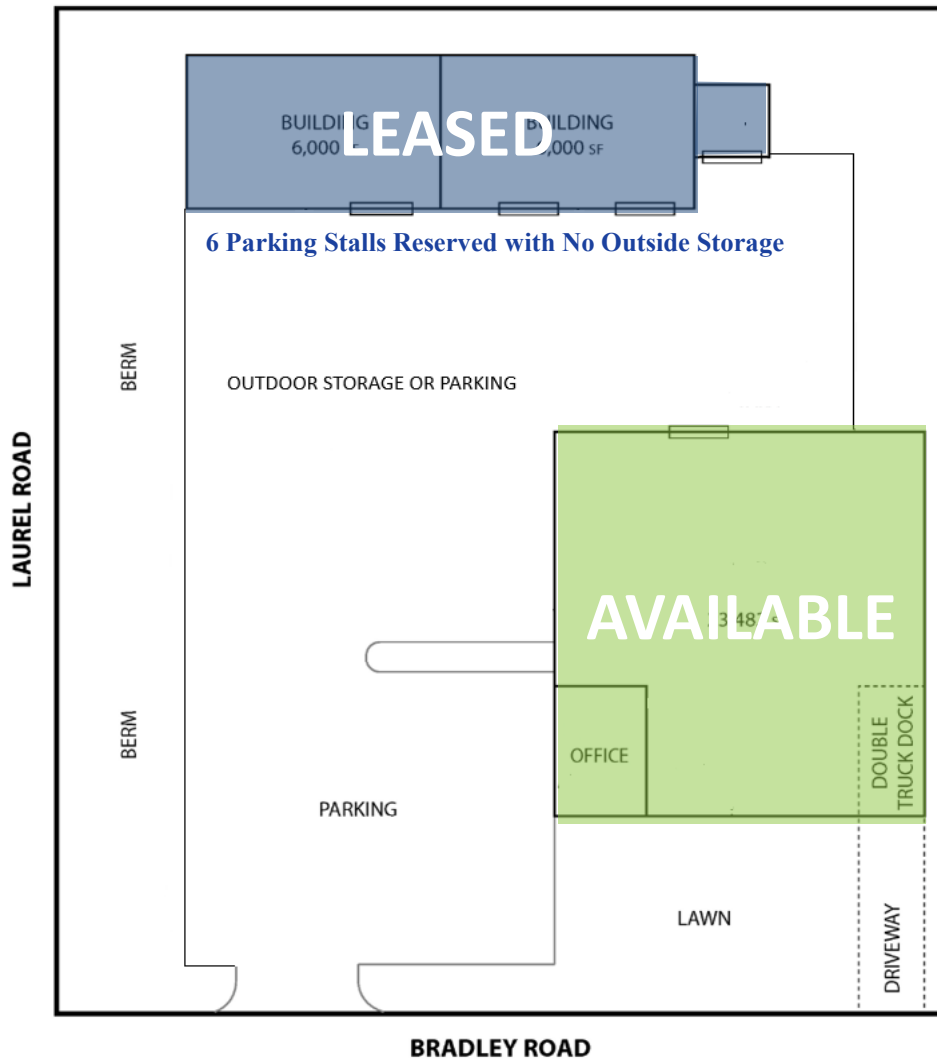
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Property Description

Building A
Building B



Building Specifications:

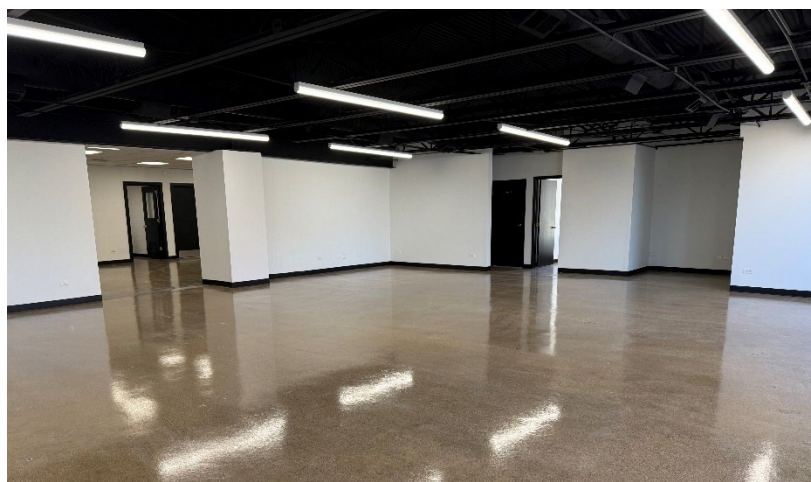
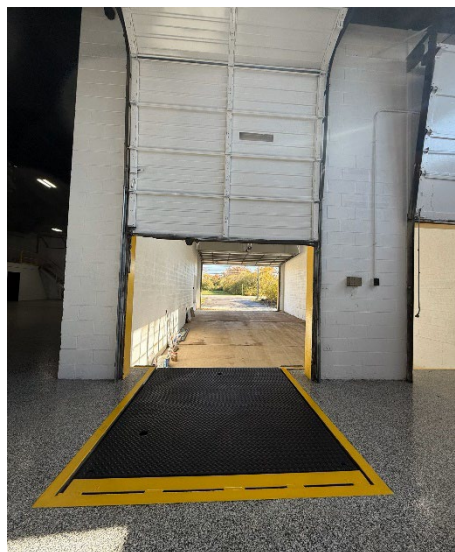
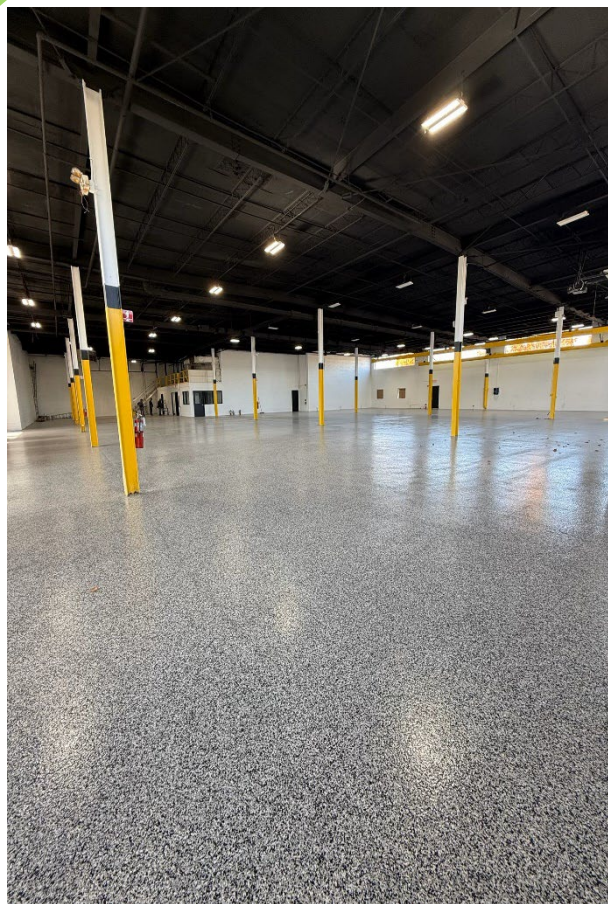
Building A:

- 23,482 SF Building (**IMMEDIATE AVAILABILITY**)
- Outside Storage
- 3,640 SF Office (1st Floor)
- 1,768 SF Office (2nd Floor)
- 2 Interior Docks | 1 Drive-In Door (10'x14')
- 1 Ton Crane
- 1,200 Amps /220 Volts 3 Phase

Building B:

- 12,000 SF Building (**LEASED**)
- 784 SF Office
- 4 Drive-In Doors (12'x14')
- 800 Amps /220 Volts 3 Phase
- ***Rent Roll upon request***

Photos



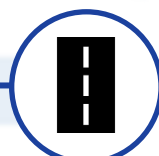
Property Highlights



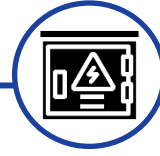
**Fully Renovated
Facility***



**Heavy Parking +
Outside Storage**



**New Asphalt
Parking Lot**



**Heavy Power
Infrastructure**

*The property has undergone a comprehensive renovation, featuring a new roof for Building A, a repaired and coated roof for Building B, and a newly constructed parking lot with improved storm drainage and concrete pads. Key upgrades include new HVAC systems, energy-efficient LED lighting, epoxy-coated warehouse floors, new insulation, and all new drive-in doors and window fixtures. Office areas have been fully modernized with contemporary finishes. Additional enhancements include tuckpointing for Building A and new sliding paneling and gutters for Building B, among many others.

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Survey



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LOCATION



SCAN FOR MAP
VIEW



**1 MILE AWAY FROM 2-WAY
I-94 INTERCHANGE VIA
ROUTE 176**



**LOCATED WITHIN A CORPORATE
BUSINESS PARK SETTING**



**LOW LAKE
COUNTY TAXES**

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