

# 4,965 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**28101 BALLARD DRIVE, LAKE FOREST, IL 60045**



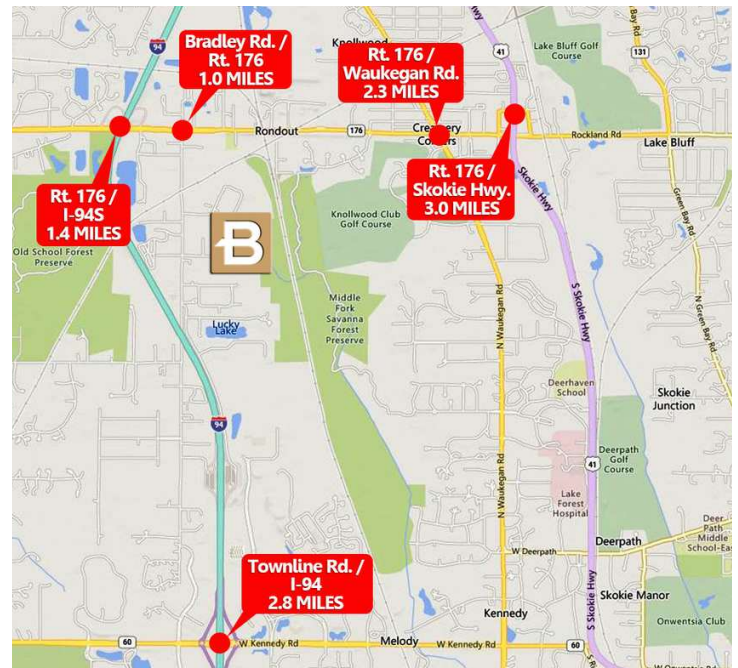
### LOCATION DESCRIPTION

Established industrial park with easy access to major transportation routes via nearby Rt. 176, I-94.

SPACES	LEASE RATE	SPACE SIZE
Unit A	\$8.50 SF/yr	4,965 SF

### PROPERTY OVERVIEW

- 4,965 SF Unit Available
- Office Space Varies Per Unit
- 15' Clear Ceiling
- 1 Drive-in Door (10'W x 11'10"H) and 1 Exterior Dock Per Unit
- Sprinklered Unit with 3 Phase Power
- Operating Expenses \$3.10/SF
- Lease Rate \$8.50/SF NNN



**COLLIN TYRRELL**

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

**MIKE ANTONELLI, SIOR**

847.758.9200 x307

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007



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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice



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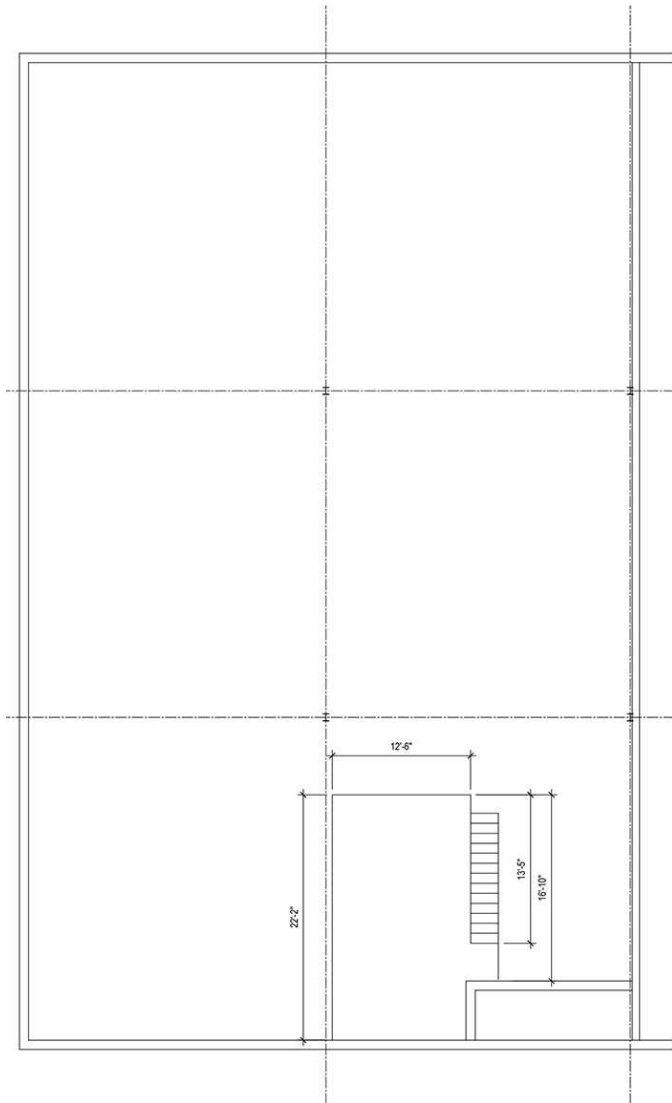
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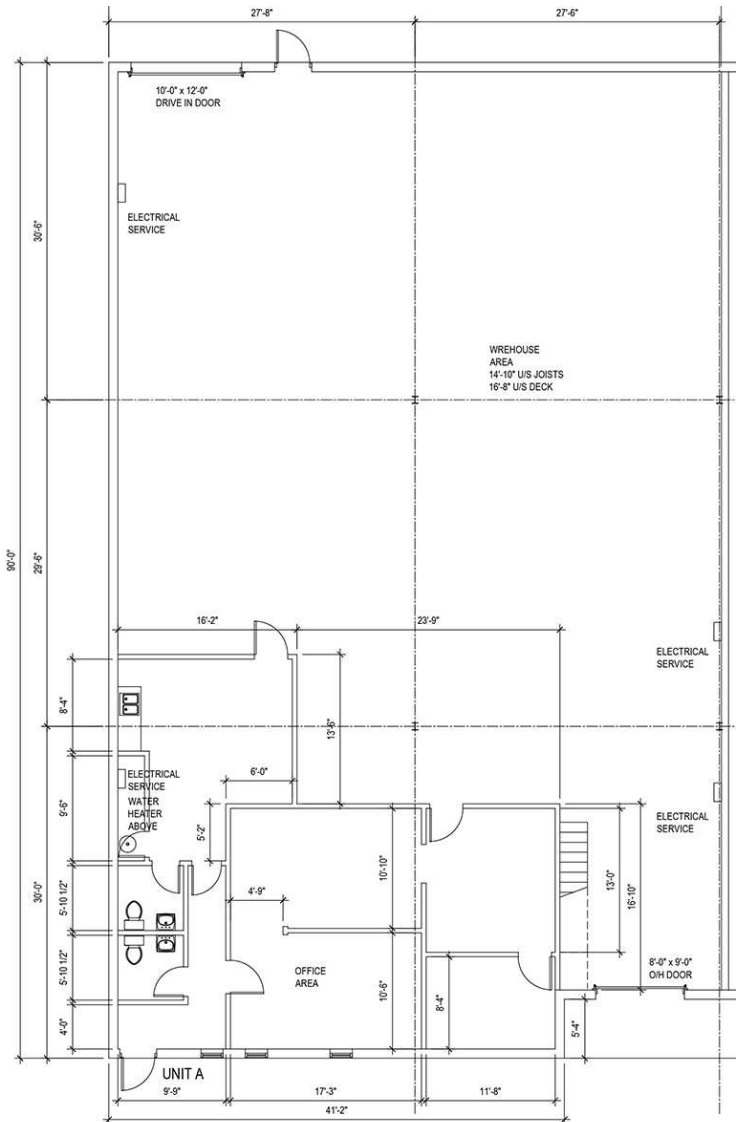


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2 MEZZ. FLOOR PLAN  
3/32" = 1'-0"



1 MAIN FLOOR PLAN  
3/32" = 1'-0"

UNIT A FLOOR PLAN

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