



BROWN
COMMERCIAL GROUP, INC.

4,965 SF

Industrial Property For Lease

28101 BALLARD DRIVE, LAKE FOREST, IL 60045



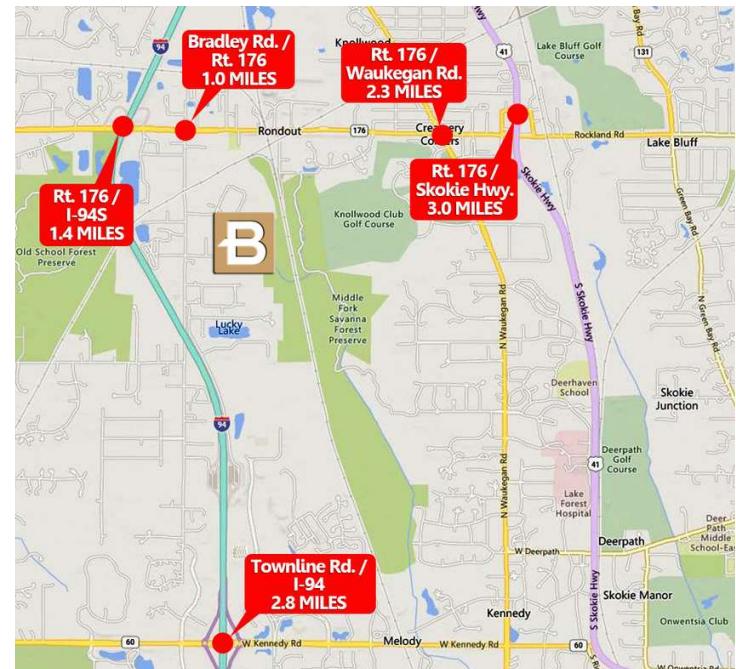
LOCATION DESCRIPTION

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

MANTONELLI@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

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

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



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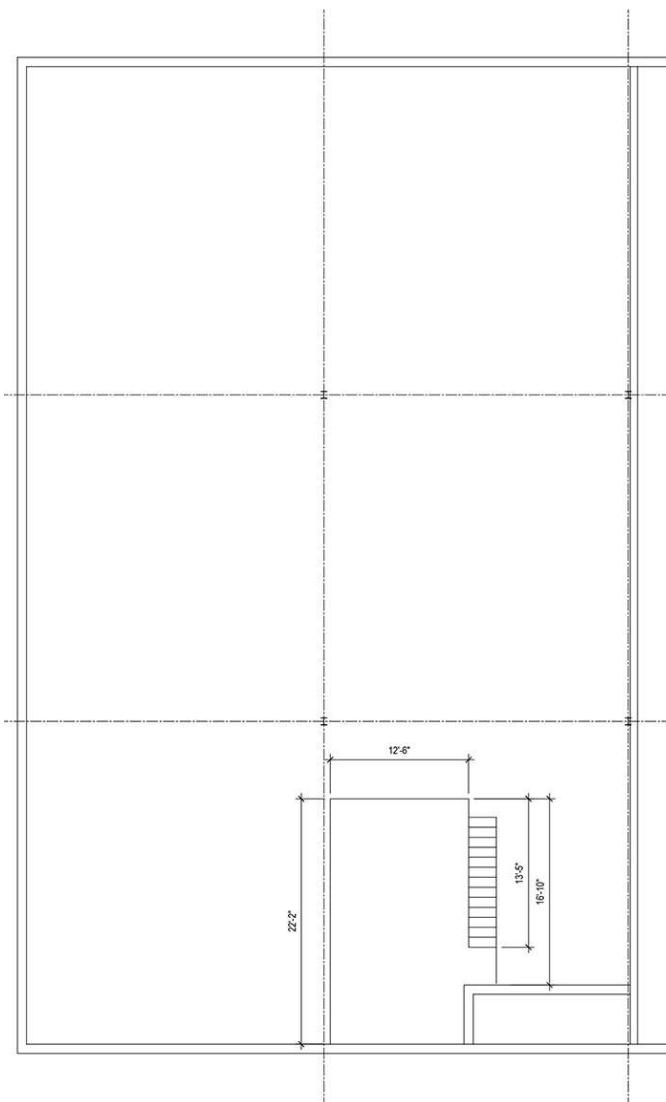
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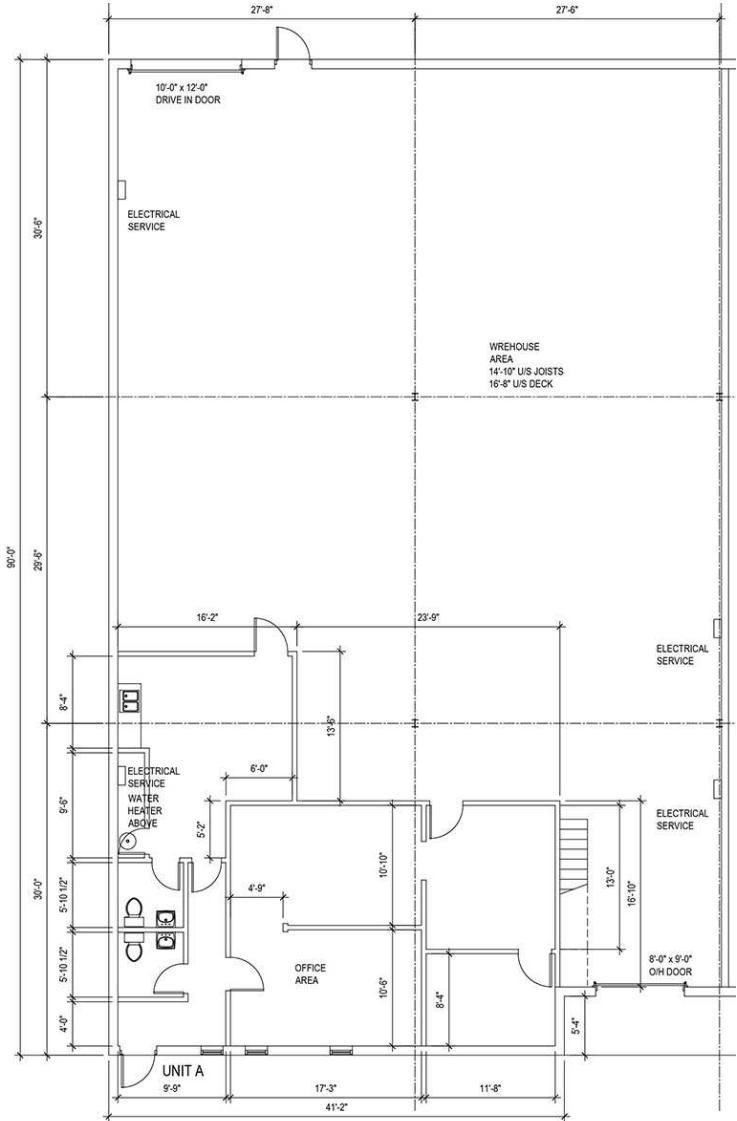


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2 MEZZ. FLOOR PLAN

3/32" = 1'-0"



1 MAIN FLOOR PLAN

3/32" = 1'-0"

UNIT A FLOOR PLAN

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