

3001 Darrell Rd, Island Lake, IL

Flexible Lease Terms - \$5.95psf GROSS

20,000 – 57,859 SF FOR LEASE



SPECIFICATIONS

AVAILABLE SIZE: 20,000 – 57,859 SF

Unit 3: 20,000 - 38,601 SF

Unit 4: ~19,258 SF

OFFICE SIZE: ~1,000 SF

BUILDING SIZE: 207,332 SF

LAND AREA: 17.58 Acres

LOADING: 3 Ext. Docks; 1 DID

POWER: Unit 3: 2,000 Amps @ 277/480V

Unit 4: 4,000 Amps @ 277/480V

CEILINGS: 18' Clear

COLUMN SPACING: 40' x 40'

SPRINKLERED: Yes

PARKING: Ample

ZONING: I

AGE: Varies (1976, 1981, 2001, 2006 and 2012)

LEASE RATE: \$5.95 PSF Modified Gross

- Flexible and shorter 1-3 year lease terms available
- Ideal for warehouse, distribution, manufacturing or overflow storage
- Large paved outdoor area for heavy parking or outside storage potential
- Available January 1, 2024

Contact

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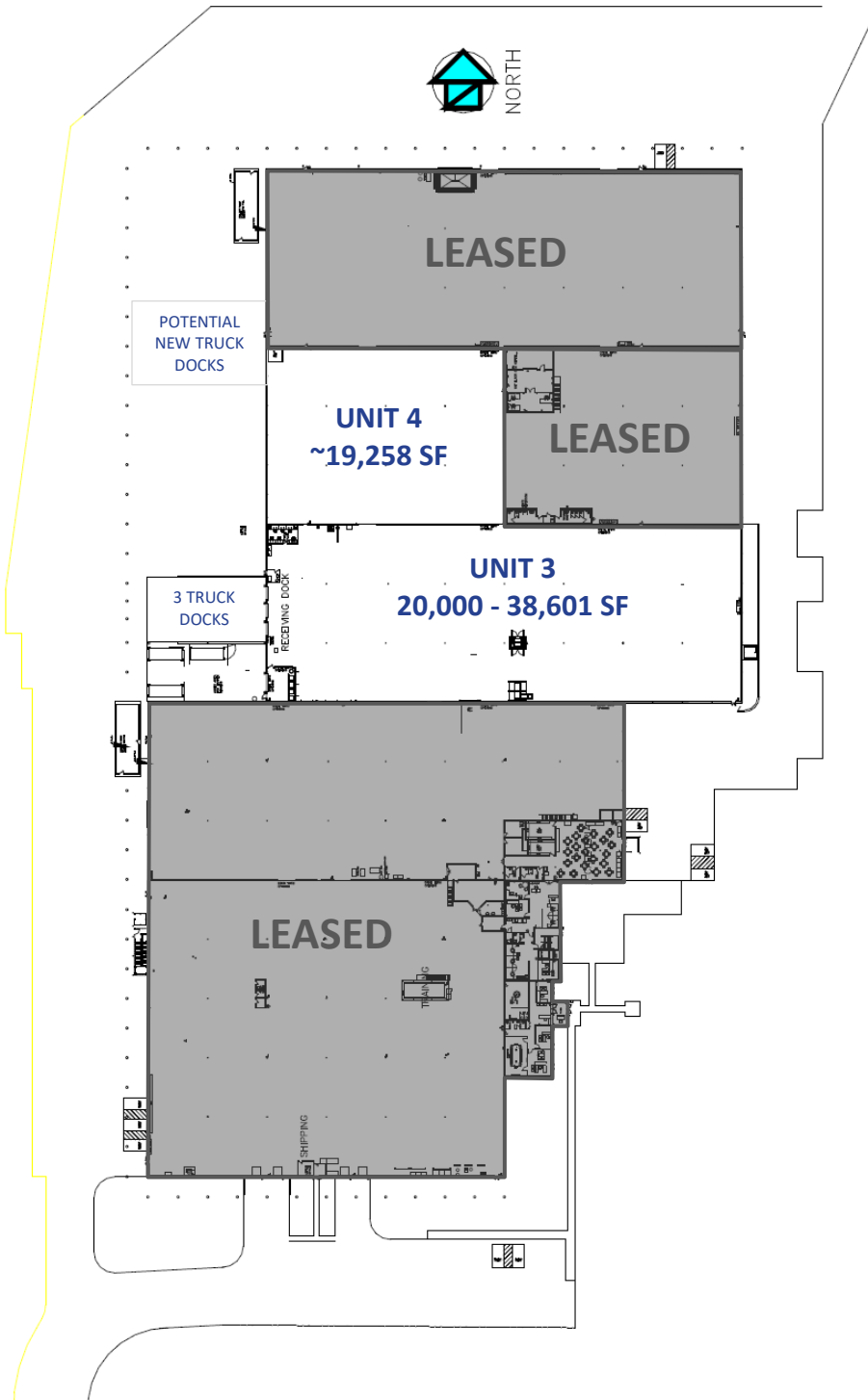
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Commercial Realty LLC

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AVAILABILITY



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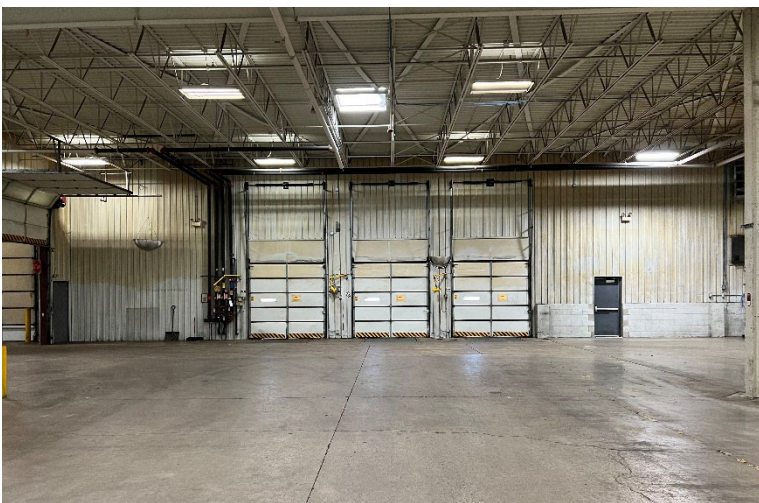
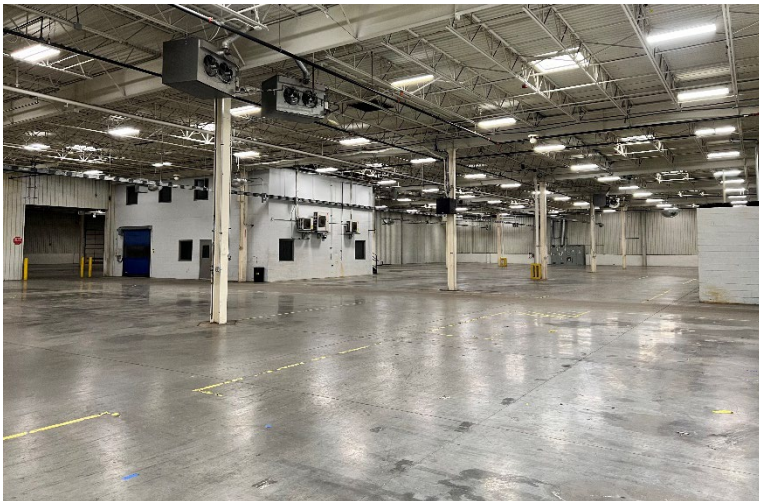
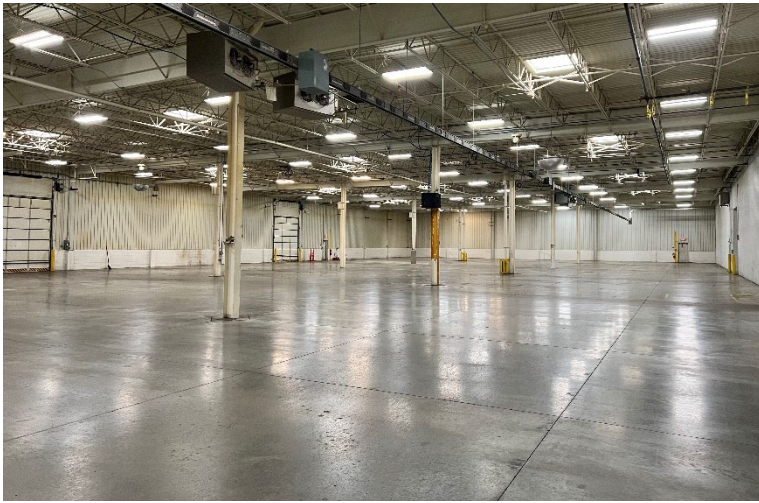
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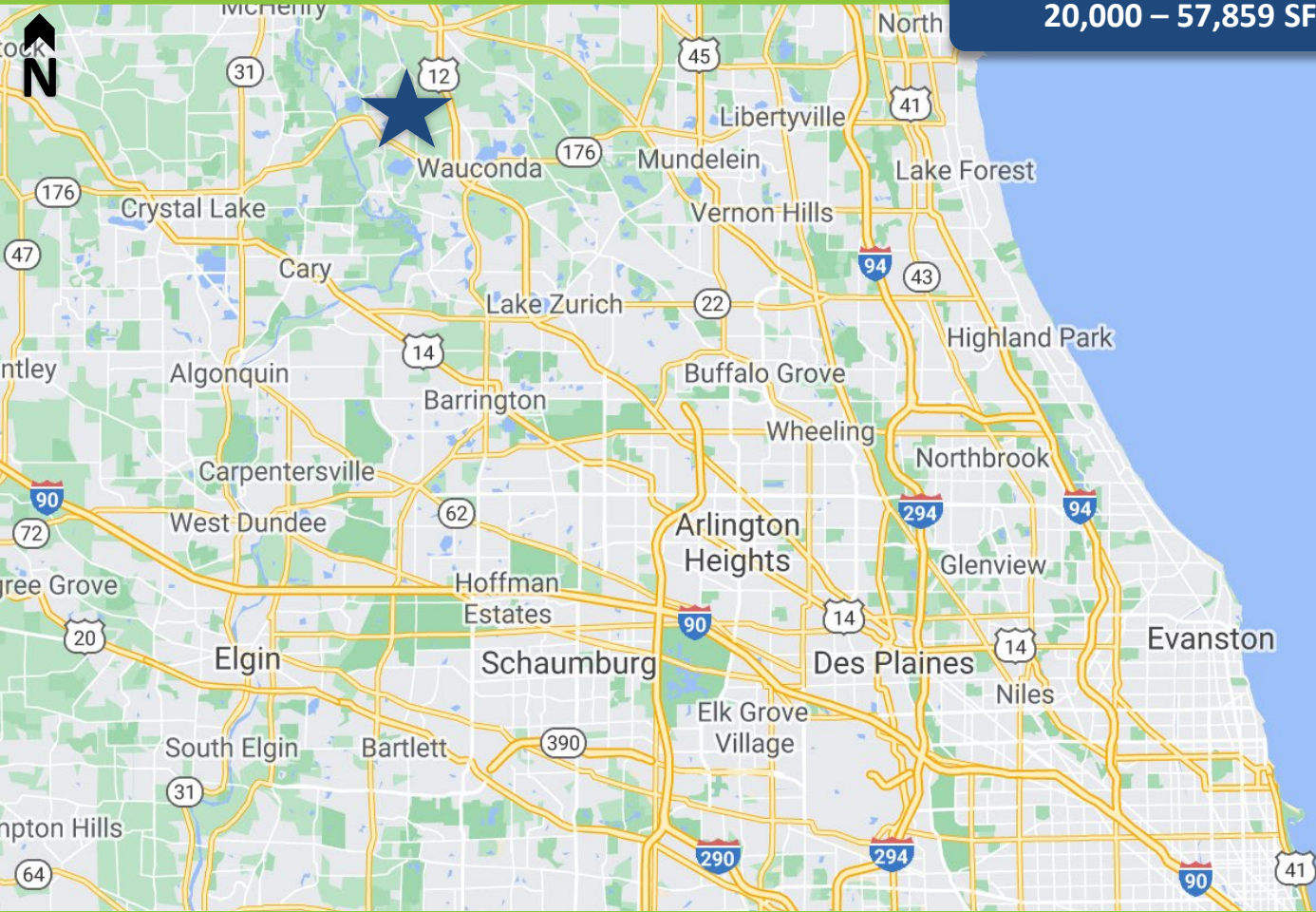
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LOCATION

- Economical option to serve northern IL and southern WI
- Easy Access to Route 12 and IL-176
- Located in western Lake County, IL



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