

28039 W Northpointe Parkway, Unit 5, Lake Barrington, IL

14,444 SF FOR SALE OR LEASE



PROPERTY FEATURES

- High Image, 14,444 SF Commercial Condo with 30' ceilings – ideal for sports, training, recreational uses, etc.
- Potential uses include personal training, physical therapy, basketball, lacrosse, soccer, martial arts, dance studio, kids' party place, etc.
- Part of the Lake Barrington RecPlex and next to Canlan Sportsplex with a combined 250,000 SF of athletic, recreational, fitness and wellness programs

Contact:

Dan Jones, SIOR
847-310-4299

djones@entrecommercial.com

Dan Benassi, SIOR, Managing Broker
847-310-4298

dbenassi@entrecommercial.com

Marc Bartolini
708-256-9615

mbartolini@entrecommercial.com



www.entrecommercial.com | 847-310-4295

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

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SPECIFICATIONS

AVAILABLE: 14,444 SF Commercial Condo (Available 2Q 2025)

BUILDING SIZE: 71,620 SF

OFFICE / RESTROOMS: 1,100 SF

CEILING: 30' Clear

COLUMN SPACING: Clearspan space – 60' x 150' and 47' x 90'

AGE: 2008 (improvements constructed in 2016)

PARKING: 2.2 Spaces per 1000 SF (1,100 Shared spaces for the entire Northpointe complex)

SPRINKLERED: Yes

R.E. TAXES: \$1.67/ SF (2023) plus \$2,580/yr SSA fee (\$0.18psf)

CAM: \$1.41 PSF (Assoc Fees @ \$1.33psf + Insurance @ \$0.08psf)

LEASE RATE: \$9.00 PSF, NNN -- \$14,755/mo, gross

SALE PRICE: \$1,300,000 (\$90 PSF)

- Fully Air-Conditioned
- Zoned M - P.U.D.:
 - Sports & recreational uses permitted
 - Industrial uses not permitted

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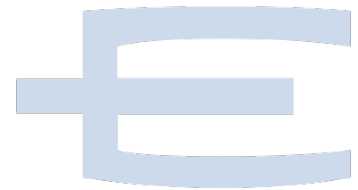
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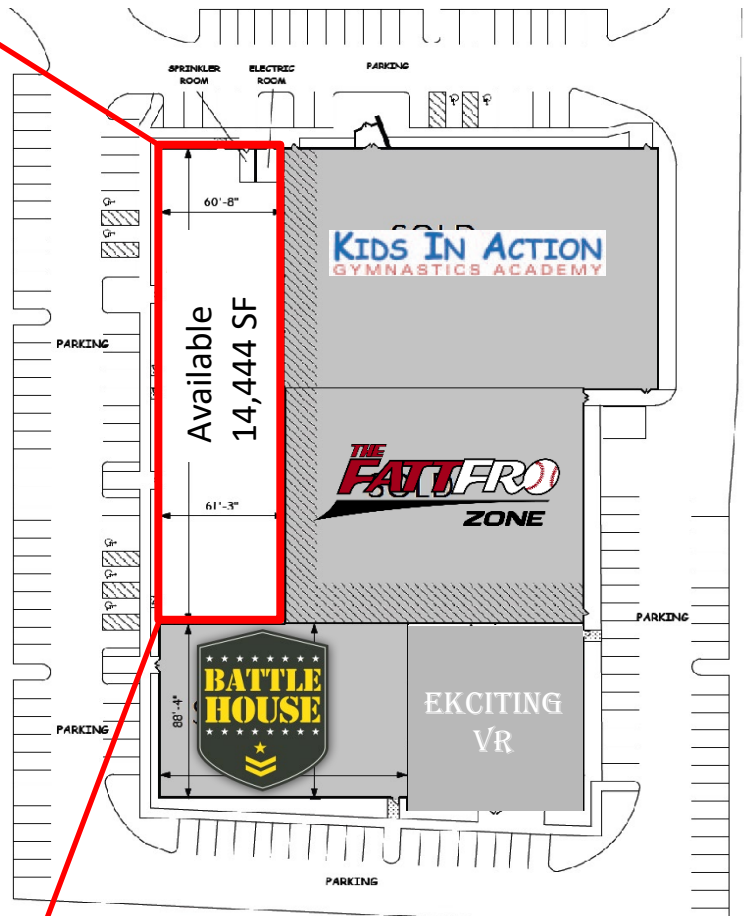
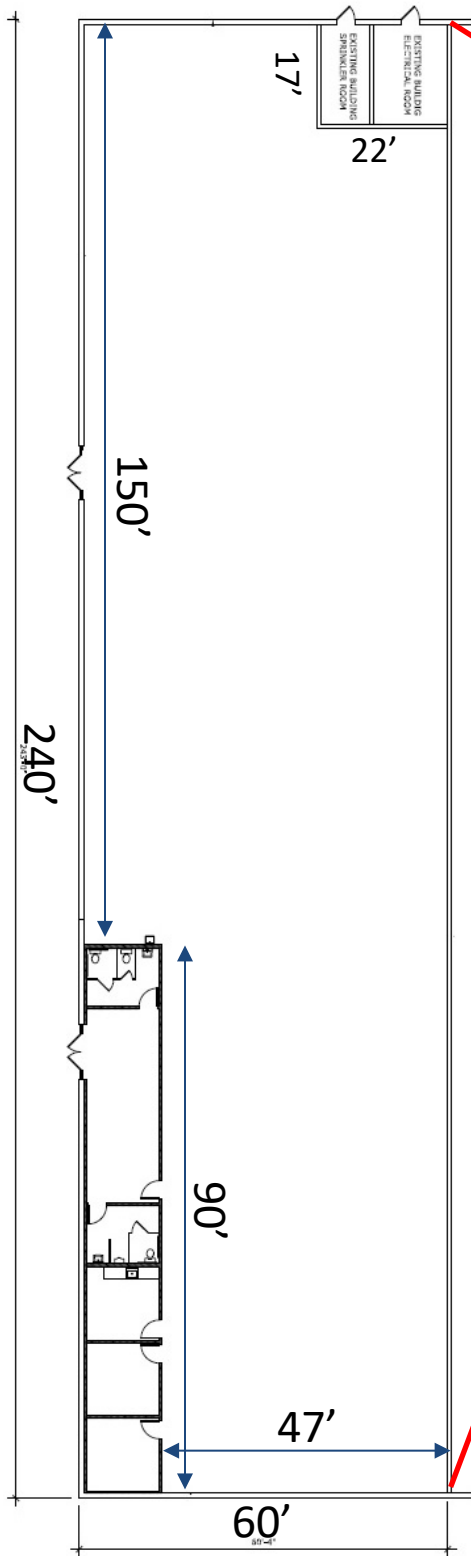
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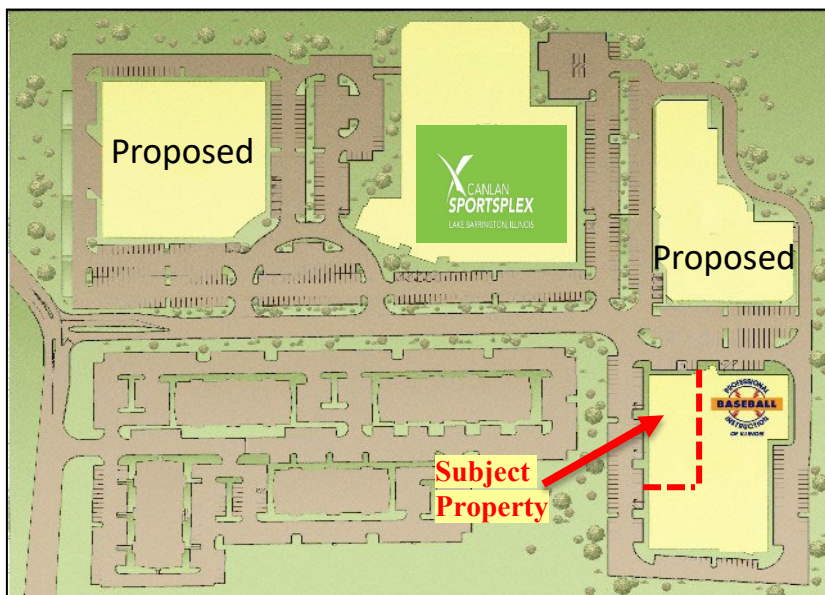
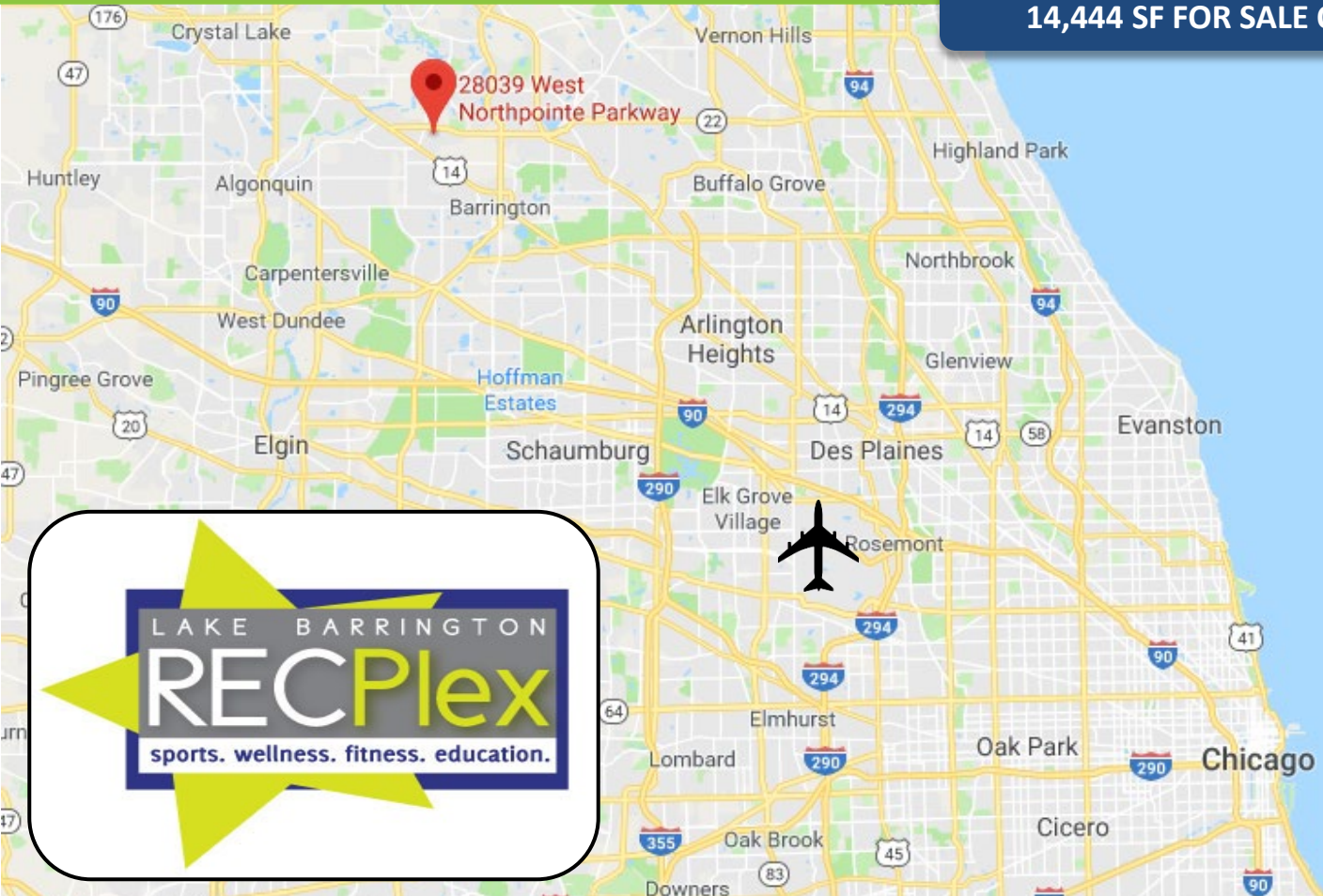
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