

448,320 SF
(DIVISIBLE TO
±125,000 SF)

TWO 94

CORPORATE CENTER

4000 COMMERCIAL AVE NORTHBROOK, IL

 **TA REALTY**



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 **CUSHMAN &
WAKEFIELD**

READY FOR OCCUPANCY!



4000 COMMERCIAL AVE
NORTHBROOK, IL



Property Highlights

TOTAL BUILDING SIZE: 448,320 SF (Divisible to $\pm 125,000$ SF)

OFFICE SIZE: 3,846 SF

SITE SIZE: 26.54 Acres

YEAR BUILT: 2023

CAR PARKING: 408 cars

TRAILER PARKING: 65 trailers

CLEAR HEIGHT: 36'

LOADING: 76 exterior docks | 2 drive-in doors

BAY SIZES: 50' x 52'

POWER: To Suit

LEASE RATE: Subject to Proposal

- 6B tax incentive in place
- Unmatched exposure at I-294 & I-94



For more information,
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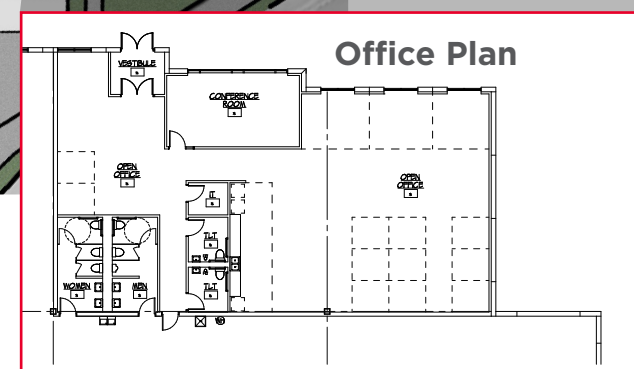
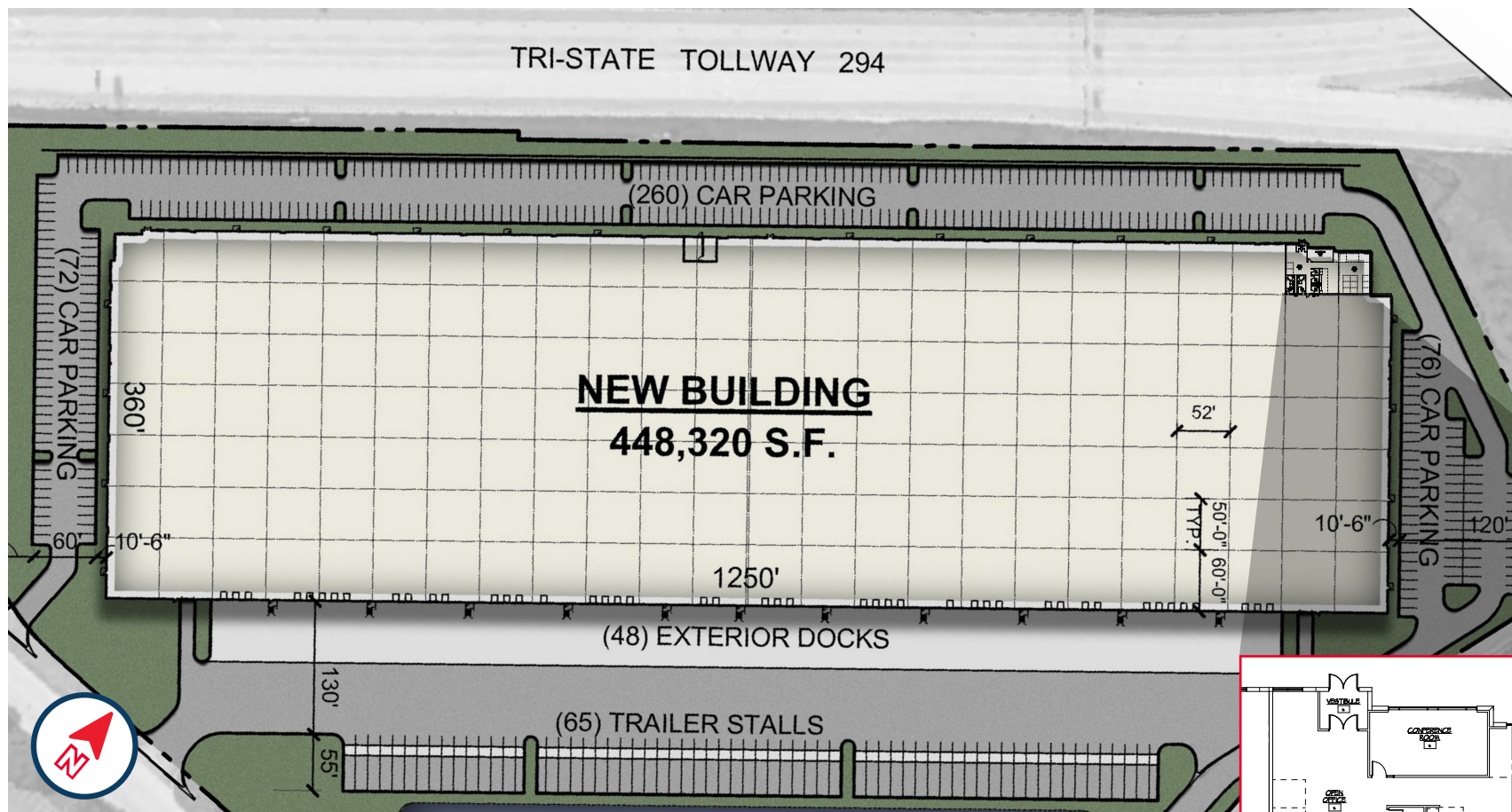
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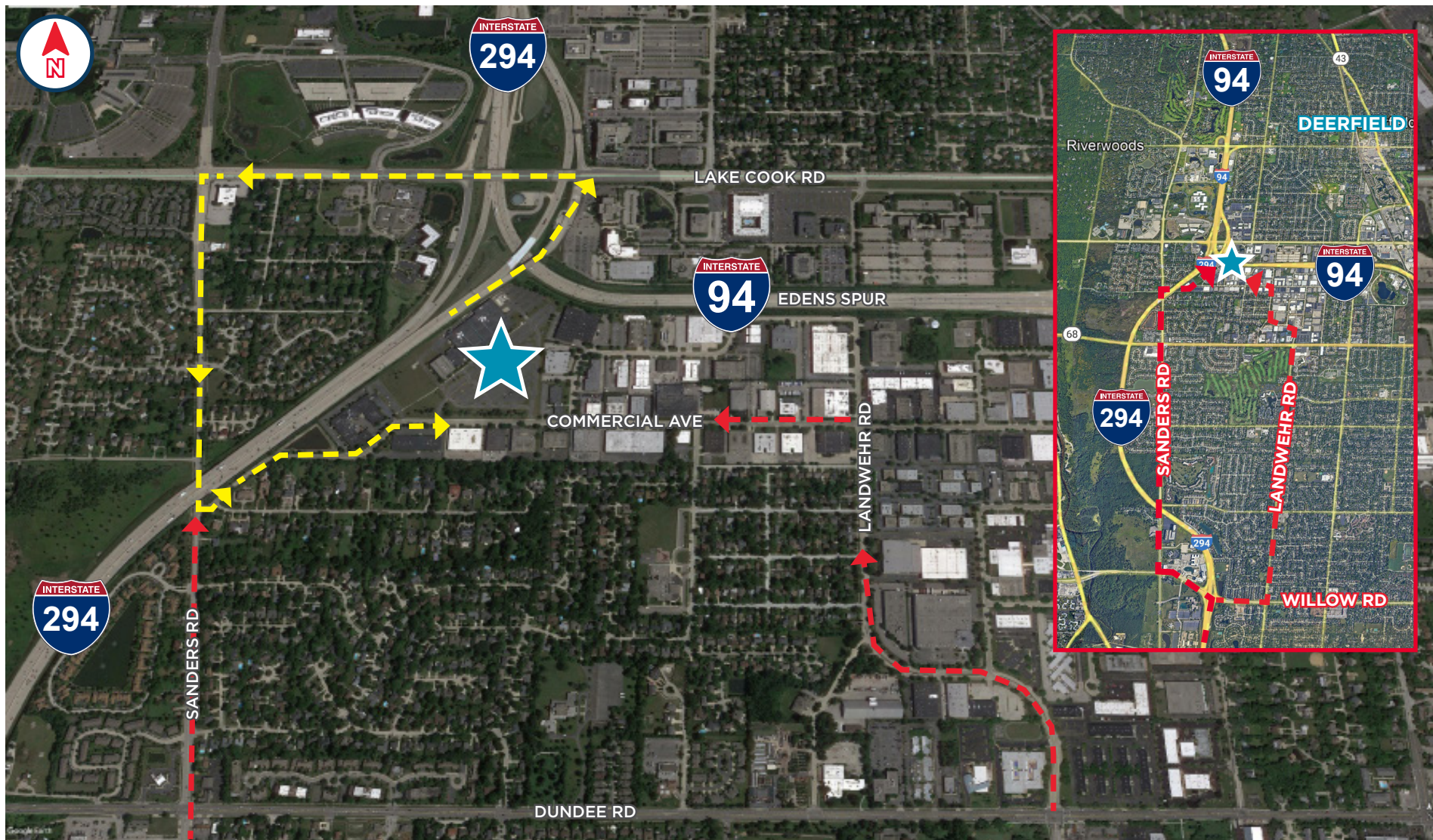
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Location



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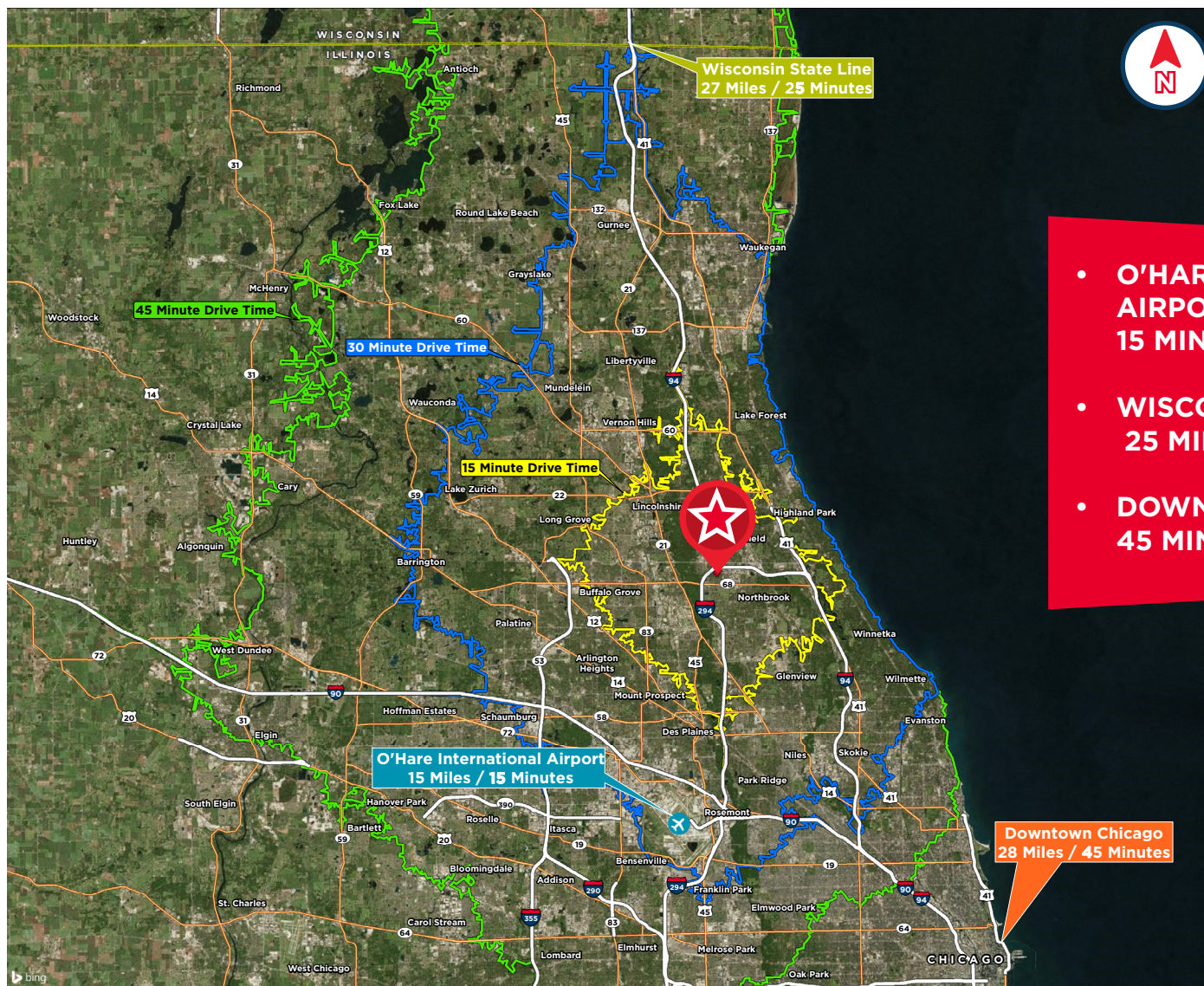
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Location



- O'HARE INTERNATIONAL AIRPORT= 15 MINUTES
- WISCONSIN STATE LINE= 25 MINUTES
- DOWNTOWN CHICAGO= 45 MINUTES

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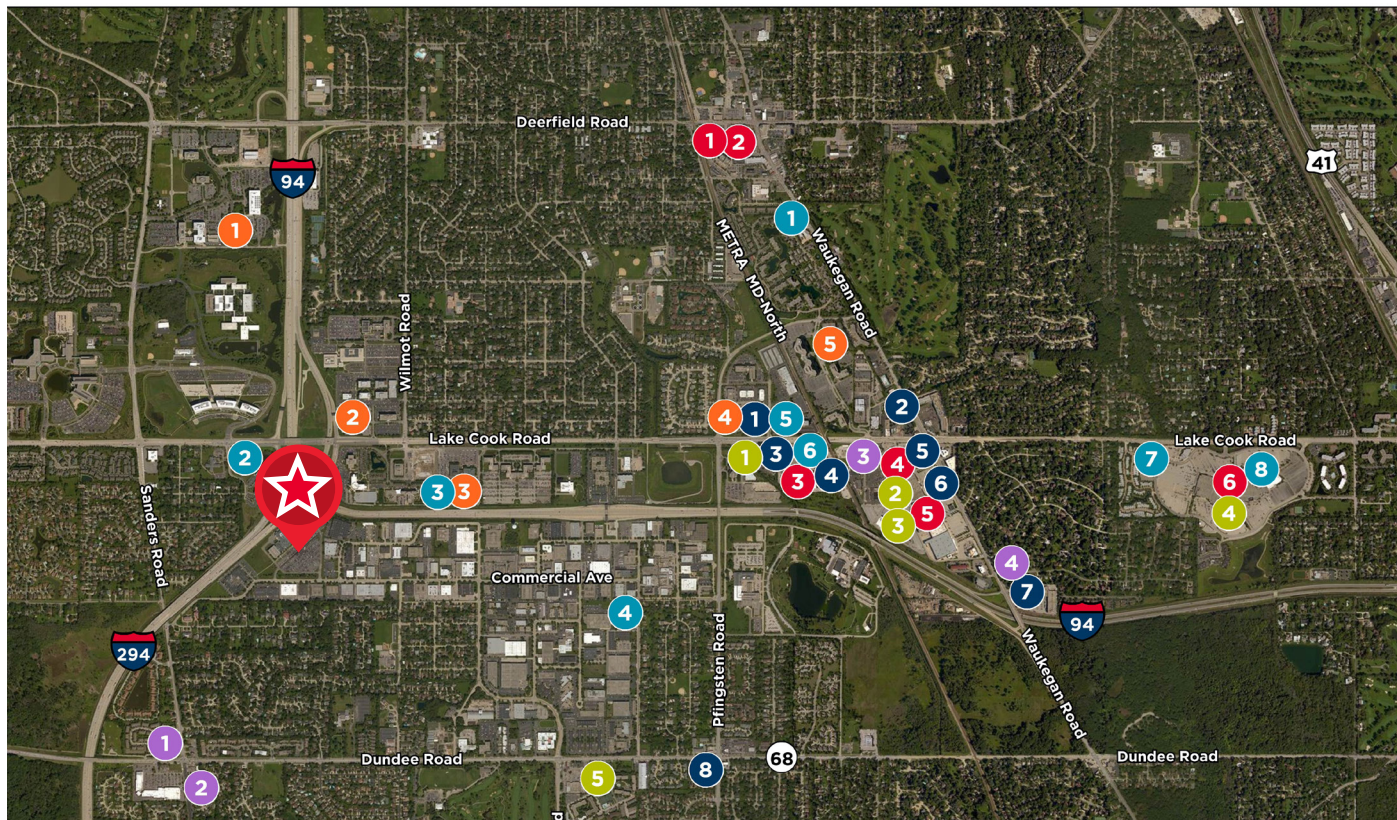
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Amenities Map



DINING	FAST CASUAL	RETAIL	HOTELS	RECREATION & FITNESS	BANKING
1 Rosebud	1 Portillos	1 Whole Foods Market	1 Marriott Suites	1 Balanced Fitness	1 Chase Bank
2 J Alexanders	2 Panera Bread	2 Deerfield Square	2 Hyatt Regency Deerfield	2 Sachs Recreation Center	2 Northbrook Bank
3 Cadwell's Grille	3 McAlister's Deli	3 The Home Depot	3 Embassy Suites	3 Joy of the Game	3 PNC Bank
4 Maestro Seafood & Grill	4 Jimmy John's	4 Jewel Osco	4 Courtyard by Marriott	4 AMC Dine In	4 Centrust Bank
5 Eggshell Cafe	5 Starbucks	5 Deerbrook Shopping Center	5 Residence Inn	5 Orangetheory Fitness	
6 El Tradicional	6 Noodles & Co	6 Northbrook Court			
7 PF Changs	7 Max & Benny's				
8 Di Pescara	8 Subway				

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