

27992 W State Route 120
Lakemoor, IL 60051

For Lease

MLS #12538100

LIGHT INDUSTRIAL



LIGHT INDUSTRIAL 1,250 SF

\$1,250 PER MONTH (MG)

Outrig Lakes Region Commerce Park is a professionally maintained, multi-building industrial incubator property offering flexible space for lease, conveniently located off Route 120 near Route 12. This seven-building complex provides excellent access for local and regional users.

Units range from approximately 720 SF up to 4,000 SF, allowing tenants to scale as their business grows. Each unit is heated and features 200 amps of electrical service, 12'x12' or 12'x14' doors, and one restroom. Some units have offices, triple basin floor drains, lofts with stairs, drive-thru access and additional bathrooms, making the property well-suited for a wide range of uses.

Lease terms are \$12.00 PSF modified gross, with tenants responsible for utilities. The property is ideal for small trades, contractors, service providers, hobbyists, and users seeking secure space for equipment or recreational storage.

Outrig Lakes Region Commerce Park offers an affordable, flexible solution for users seeking functional industrial space in Lake County.

AVAILABLE NOW

Unit 122: 1,250 SF End unit, no office, bathroom, utility sink, triple basin drains and 12'x12' DID. \$1,250/mo. plus utilities.

Specifications

Land Size:	15.65 Acres
Year Built:	2004
No. of Buildings:	7 Total 197,851 SF
HVAC System:	GFA
Electrical:	200 amp
Washrooms:	1-2 per Unit
Ceiling Height:	Varies per Bldg.
Parking:	Common
DID's:	12'x12" and 12'x14'
Sewer/Water:	City
Zoning:	I1 (CUP)
Utilities:	Tenant Responsibility
CAM & Taxes	Included
PIN #:	09-03-100-022 09-04-200-003

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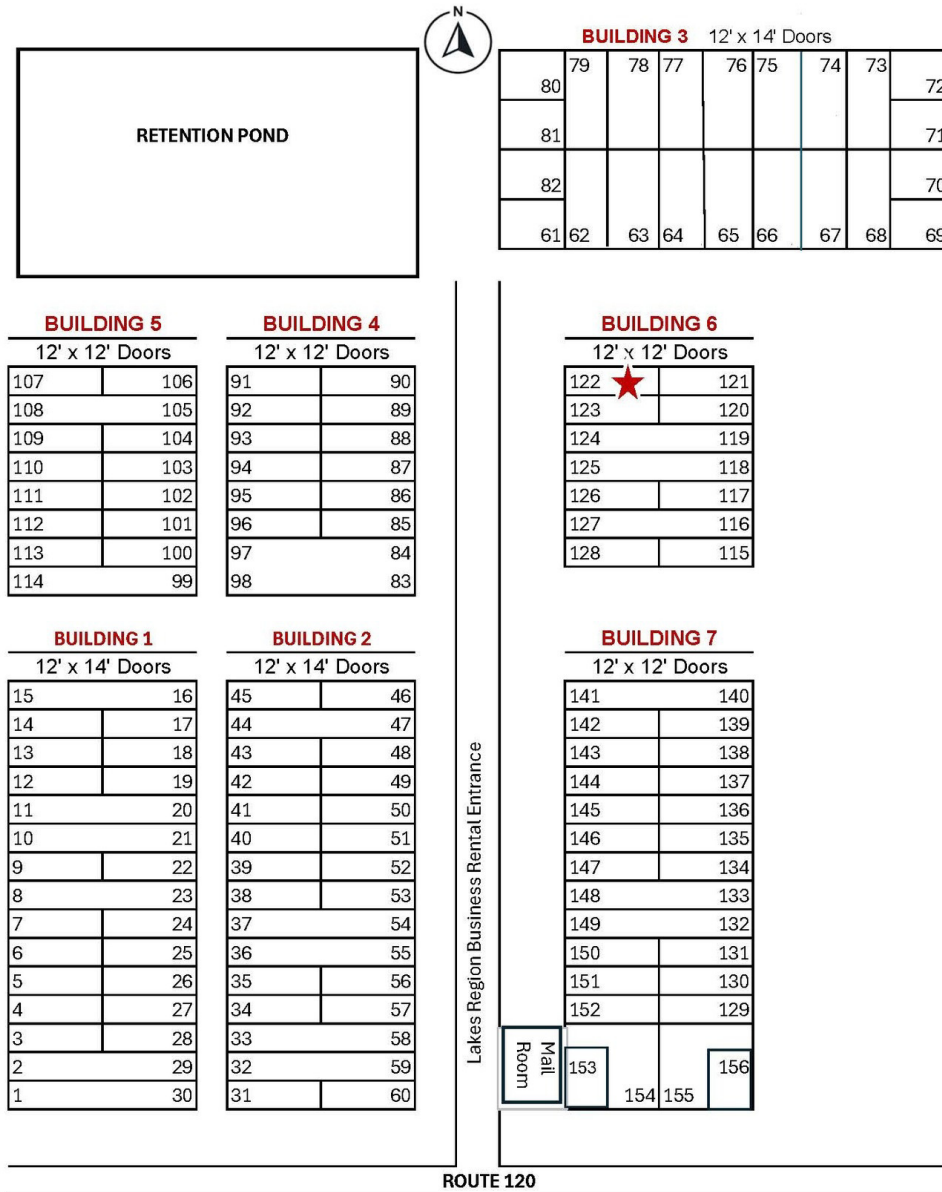


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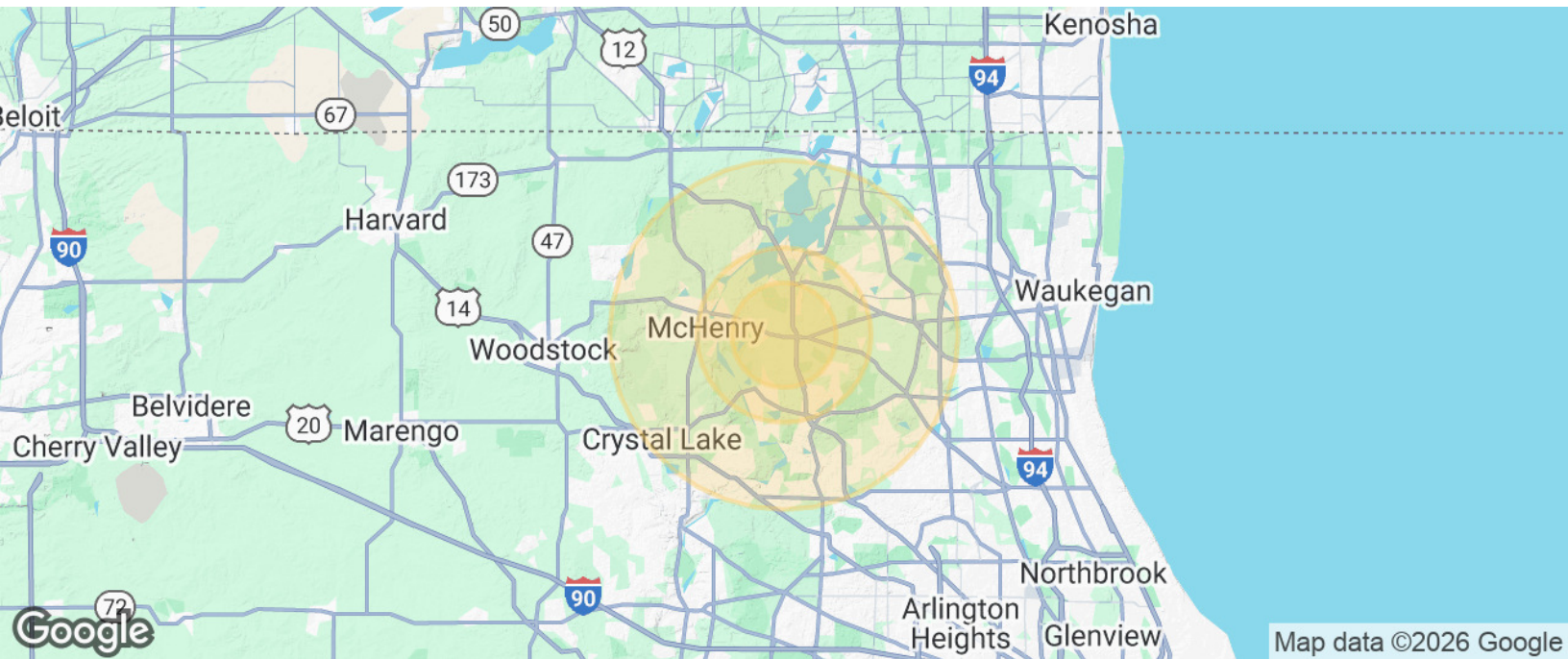
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Population	3 Miles	5 Miles	10 Miles
Total Population	20,982	97,449	301,623
Average Age	38	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	42

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	7,818	36,149	112,736
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$137,758	\$117,859	\$130,428
Average House Value	\$298,553	\$283,980	\$318,298

Demographics data derived from AlphaMap

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