

Carlson Industrial Complex

3340 W Lake Avenue, Glenview, IL 60026



Property Description

Various flex spaces available featuring generous 12-14 foot clear height in the warehouse. The suites feature a good mix of office to warehouse mix. The property is situated in a strategic location, this facility is conveniently positioned near major expressways, streamlining transportation and connectivity for your business.

Property Highlights

- Common loading docks
- Professionally managed building
- Excellent location for surrounding expressways
- 12'-14' clear height

Offering Summary

SubLease Rate:	\$10.25 - 11.50 SF/yr (NNN)
Available SF:	2,355 - 8,054 SF
Lot Size:	2.852 Acres
Building Size:	52,323 SF

Spaces	SubLease Rate:	Space Size
3340 W Lake	\$10.25 SF/yr	8,054 SF
1827 Elmdale	\$11.50 SF/yr	2,355 SF

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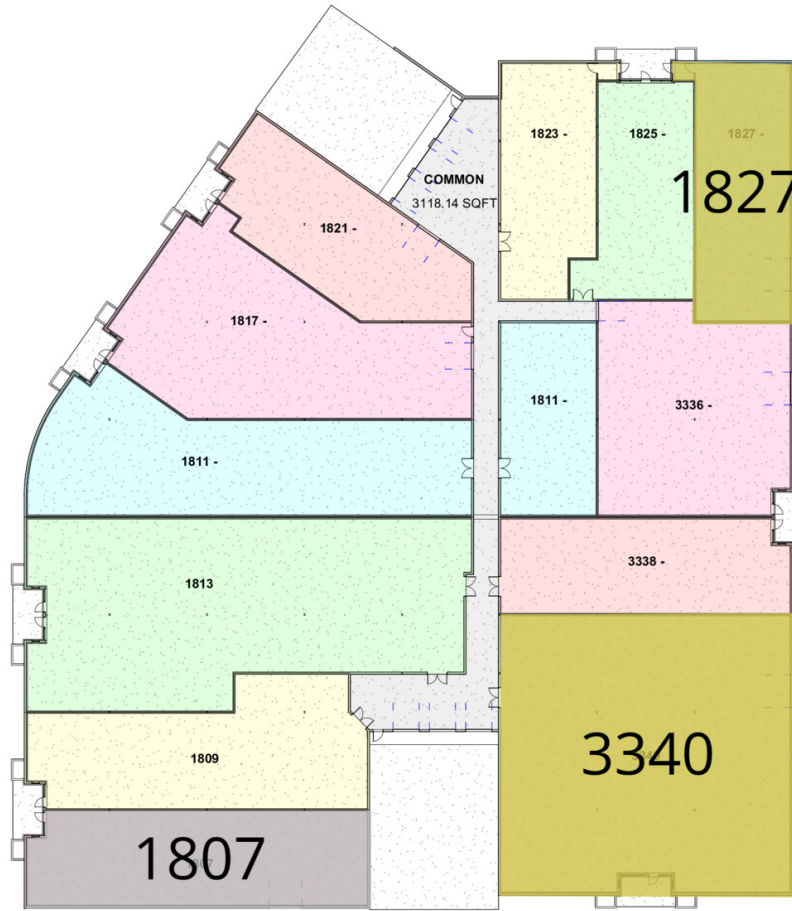
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(Not to scale)



Legend

Available

Unavailable



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,355 - 8,054 SF	Lease Rate:	\$10.25 - \$11.50 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
3340 W Lake	Available	8,054 SF	NNN	\$10.25 SF/yr	Available Now - The lease is a NNN lease, tenant pays prorata share of CAM and insurance plus the prorata share of RE taxes. The space offers 14' clear heights in the warehouse portion, which allows access to a three bay loading dock plus a private drive in door.
1807	-	3,000 SF	NNN	-	Flex space with dedicated drive in door. The space is approximately 1000 SF of office and 2000 SF of open warehouse. The office features central HVAC, kitchenette, bathrooms and freshly updated throughout. The warehouse is heated.
1827 Elmdale	Available	2,355 SF	NNN	\$11.50 SF/yr	This flex space consists of approximately 1500 SF of office, and 850 SF of warehouse. The warehouse features a private dedicated drive in door. The remainder of the space features three private offices, two bathrooms, and a kitchenette/utility room.

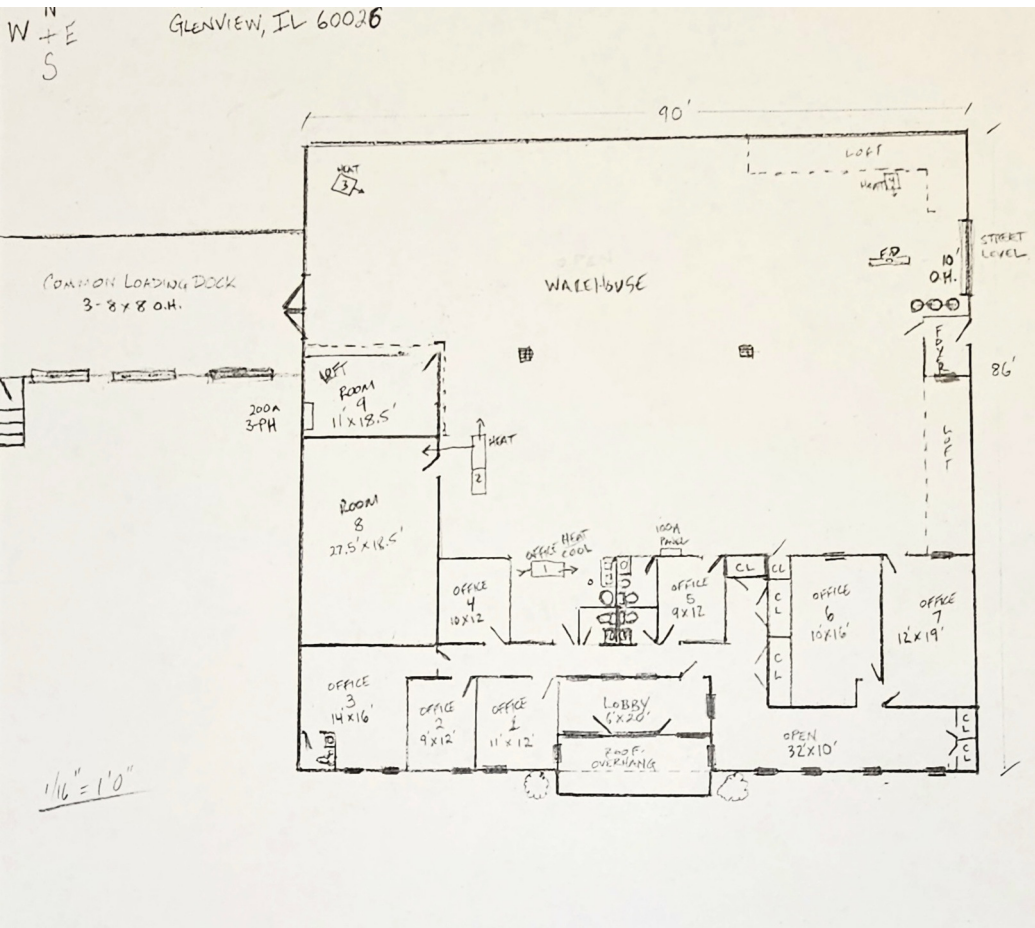
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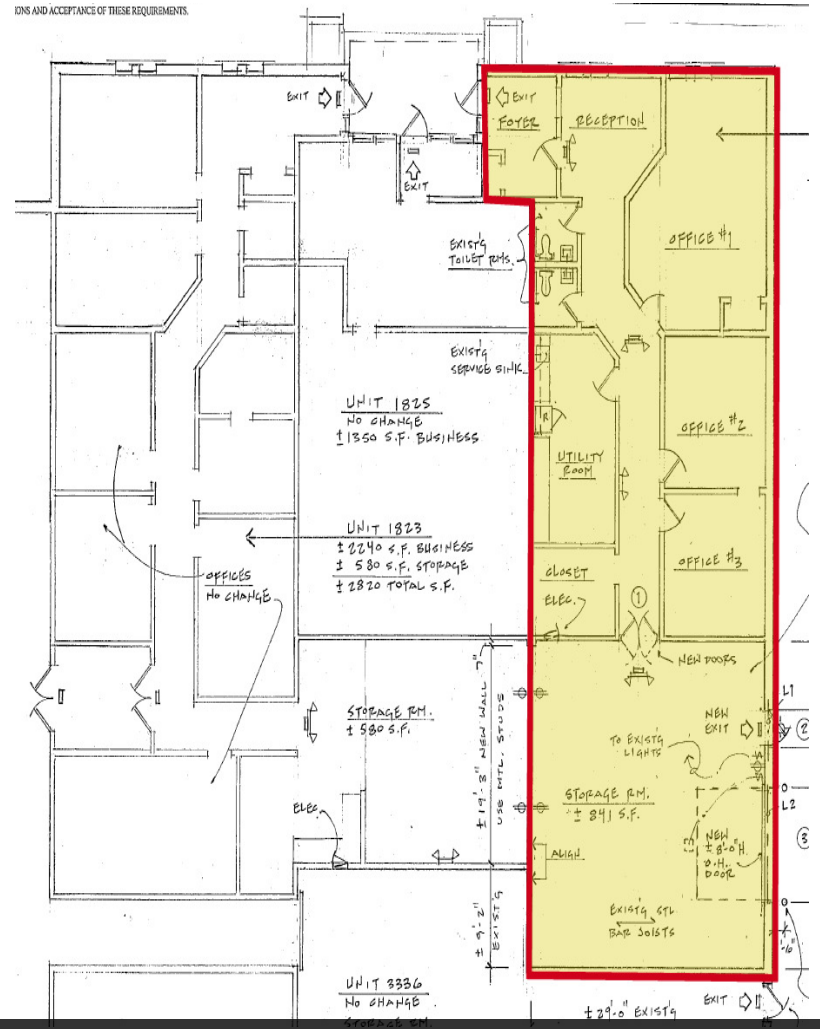
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Suite 3340



Suite 1827

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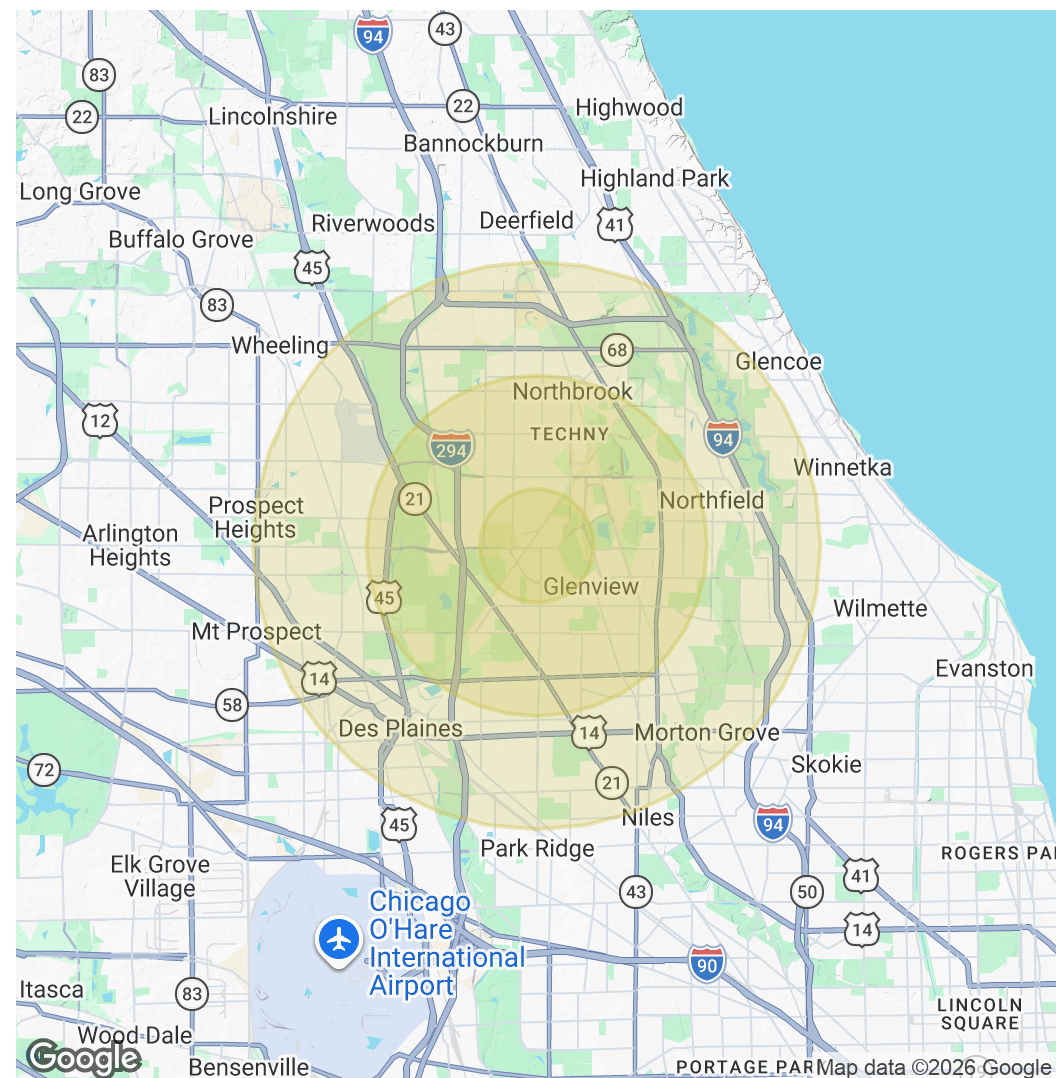
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,192	102,481	272,693
Average Age	44.8	43.2	43.0
Average Age (Male)	44.7	41.4	41.1
Average Age (Female)	45.2	44.8	44.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,401	38,991	103,717
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$143,123	\$108,050	\$105,138
Average House Value	\$634,017	\$466,007	\$460,915

2020 American Community Survey (ACS)



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