

Riverwoods, IL

Deerfield Rd



Price:
Subject to Offer

Milwaukee Ave

MILWAUKEE AVENUE

Rare
Lake County
Land Site

38 Acres
Land for
Development

Milwaukee Ave & Deerfield Road

Riverwoods, Illinois
Lake County

PROPERTY HIGHLIGHTS

Take advantage of this ideal last-mile location at the southeast corner of **Milwaukee Avenue and Deerfield Road** in the near north Chicago suburbs. Potential construction plans include a 220,000 SF building and a 320,000 SF building.



20 MINUTES TO
O'HARE AIRPORT



FLEXIBLE SITE
OPTIONS



DEVELOPMENT
OPPORTUNITY



ABUNDANT TRAILER
& CAR PARKING



CONVENIENT
ACCESS TO I-294



32' CLEAR HEIGHT

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SEC DEERFIELD RD & MILWAUKEE AVE
RIVERWOODS, ILLINOIS

LAND AREA ±37.32 Acres

PRICING Subject to Proposal

- HIGHLIGHTS
- Rare infill location
 - Unique opportunity to acquire a large site suitable for development
 - Low Lake County taxes
 - ±3 miles to four-way interchange at I-294 and Lake-Cook Road
 - ±2.5 miles to I-294/Deerfield Road interchange
 - Utilities to site



Excellent Development Opportunity

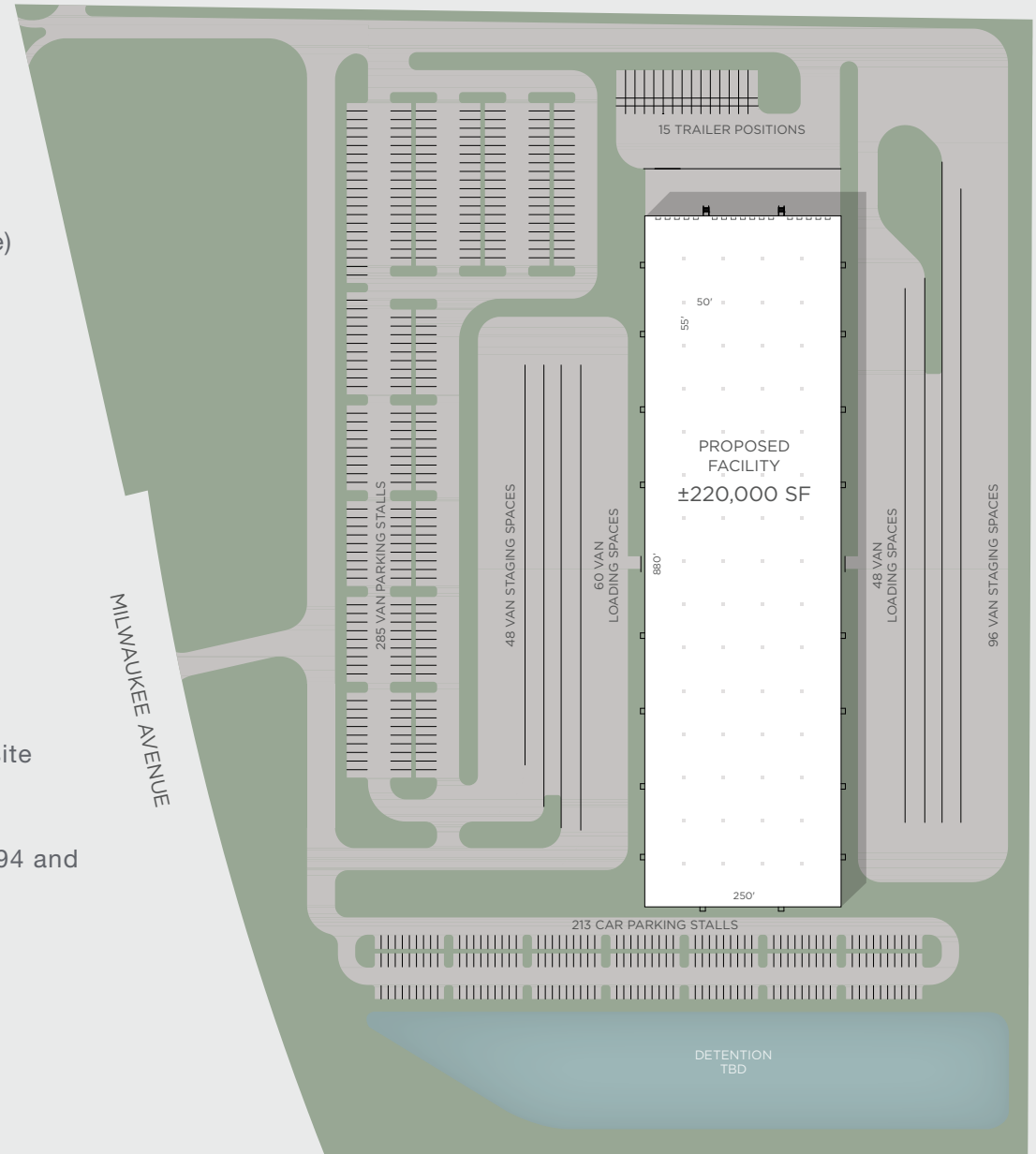


NEW CONSTRUCTION
MULTIPLE OPTIONS
FOR SITE PLAN

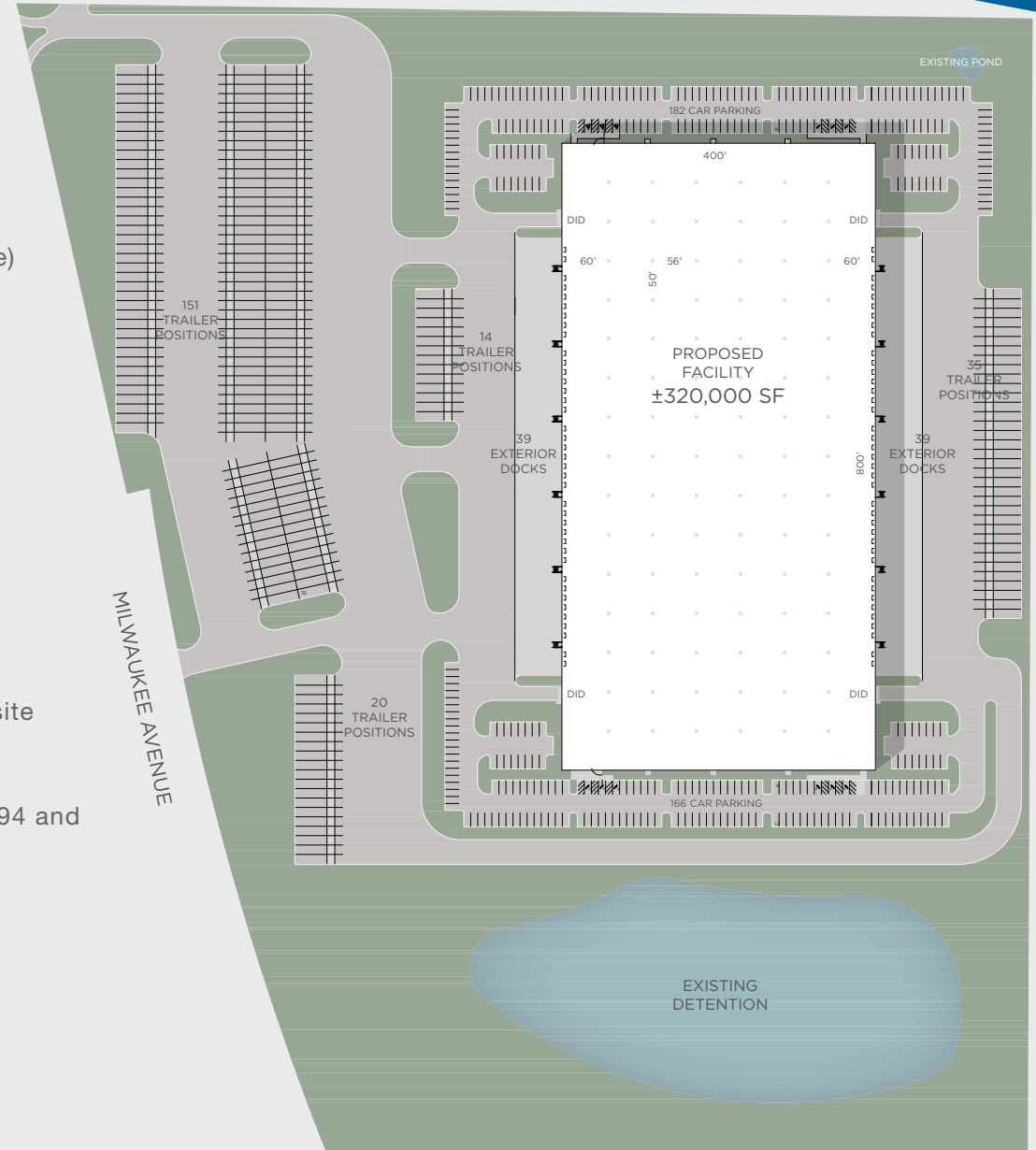


RARE INFILL LOCATION
LAKE COUNTY TAXES

BUILDING SIZE	±220,000 SF
OFFICE	To suit
SITE SIZE	±37.32 Acres
CLEAR HEIGHT	32'
LOADING	17 Exterior truck level docks (expandable) 2 Drive-in doors
SPRINKLER	ESFR System
VAN PARKING	108 Loading spaces 104 Staging spaces 285 Parking spaces
AUTO PARKING	216 Spaces
POWER	2,500A @ 277/480V
BAY SIZES	55' x 50'
PRICING	Subject to Proposal
HIGHLIGHTS	<ul style="list-style-type: none">• Rare infill location• Unique opportunity to acquire a large site suitable for development• Low Lake County taxes• ±3 miles to four-way interchange at I-294 and Lake-Cook Road• ±2.5 miles to I-294/Deerfield Road interchange• Utilities to site



BUILDING SIZE	±320,000 SF
OFFICE	To suit
SITE SIZE	±37.32 Acres
CLEAR HEIGHT	32'
LOADING	78 Exterior truck level docks (expandable) 4 Drive-in doors
SPRINKLER	ESFR System
TRAILER PARKING	220 Spaces
AUTO PARKING	348 Spaces
POWER	2,500A @ 277/480V
BAY SIZES	56' x 50'
PRICING	Subject to Proposal
HIGHLIGHTS	<ul style="list-style-type: none">• Rare infill location• Unique opportunity to acquire a large site suitable for development• Low Lake County taxes• ±3 miles to four-way interchange at I-294 and Lake-Cook Road• ±2.5 miles to I-294/Deerfield Road interchange• Utilities to site



SEC DEERFIELD RD & MILWAUKEE AVE
RIVERWOODS, ILLINOIS



SURROUNDED BY
AMENITIES



TRANQUIL SETTING
SURROUNDED BY
FOREST PRESERVE



2.5 MILES TO
I-294

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