



OFFICE/WAREHOUSE SPACE FOR LEASE

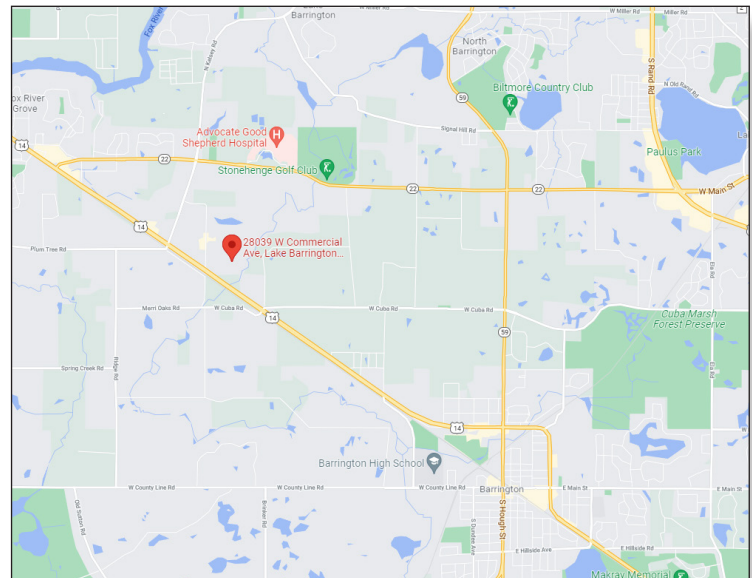
28039 W COMMERCIAL AVENUE, LAKE BARRINGTON, IL

Recent Improvements:
New Roof
New Parking Lot
New Tenant Monument Sign



BUILDING FEATURES:

- 2,463 SF Available ASAP
- Functional warehouse space with office to suit
- Flex space building
- Located near Pepper Road & Northwest Highway
- Easy Access near Routes 14, 59 & 22
- Grade Level Drive-in-door access/loading
- Includes bonus mezzanine space
- Abundant parking and outdoor storage potential
- 14' ceiling clear height
- Tenant signage available on new monument sign
- **Large Secure Fenced-in Yard area available for lease (Call for pricing) **
- **Rental Rate: \$12.00 PSF Modified Gross**



AVAILABLE SPACE:

SUITE	SIZE (SF)	OFFICE (SF)	LOADING
5	2,463 SF	500 SF	I-Drive In door
			Available ASAP

FOR MORE INFORMATION:

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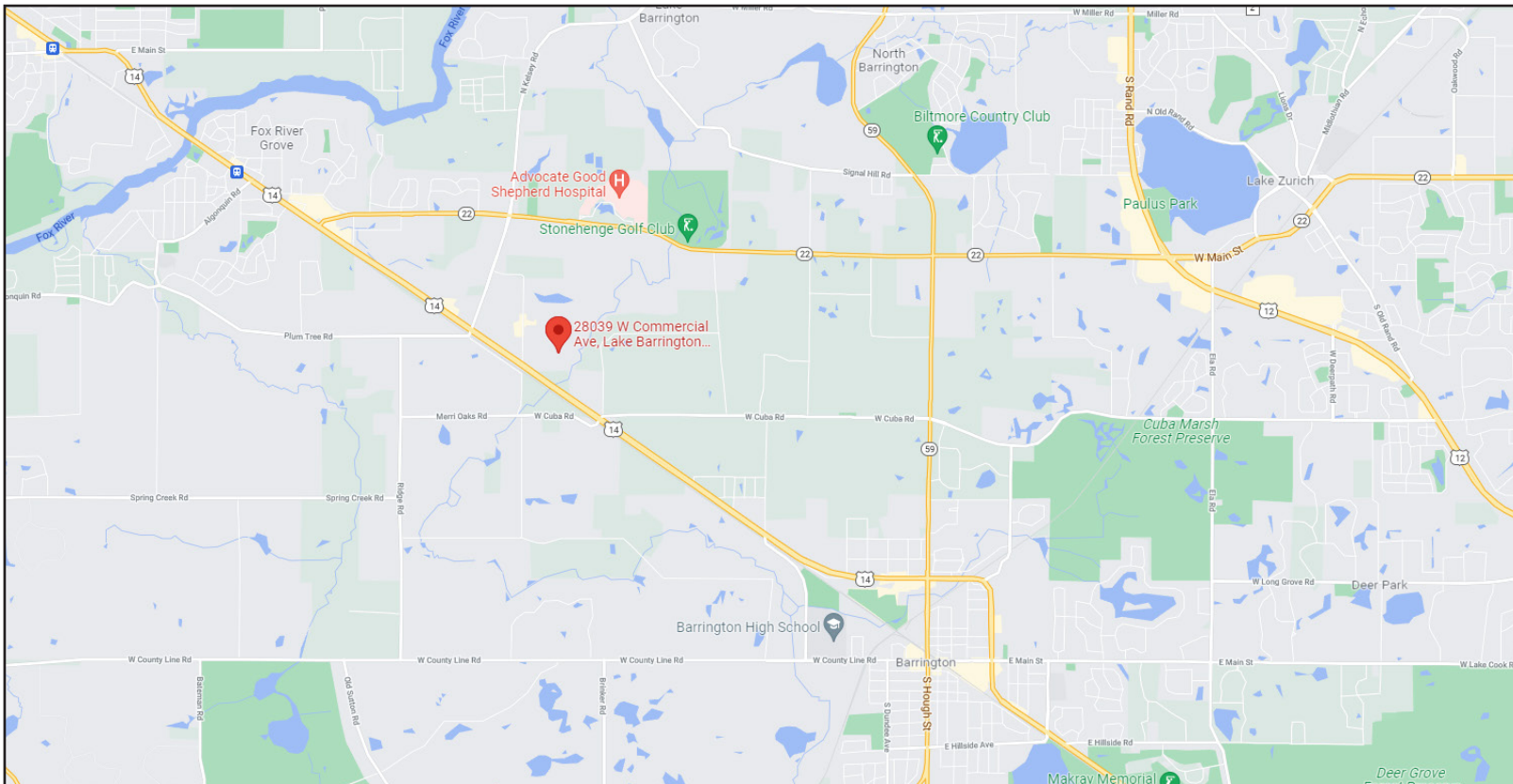
4811 Emerson Ave Suite 112, Palatine, IL 60067



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AREA MAPS

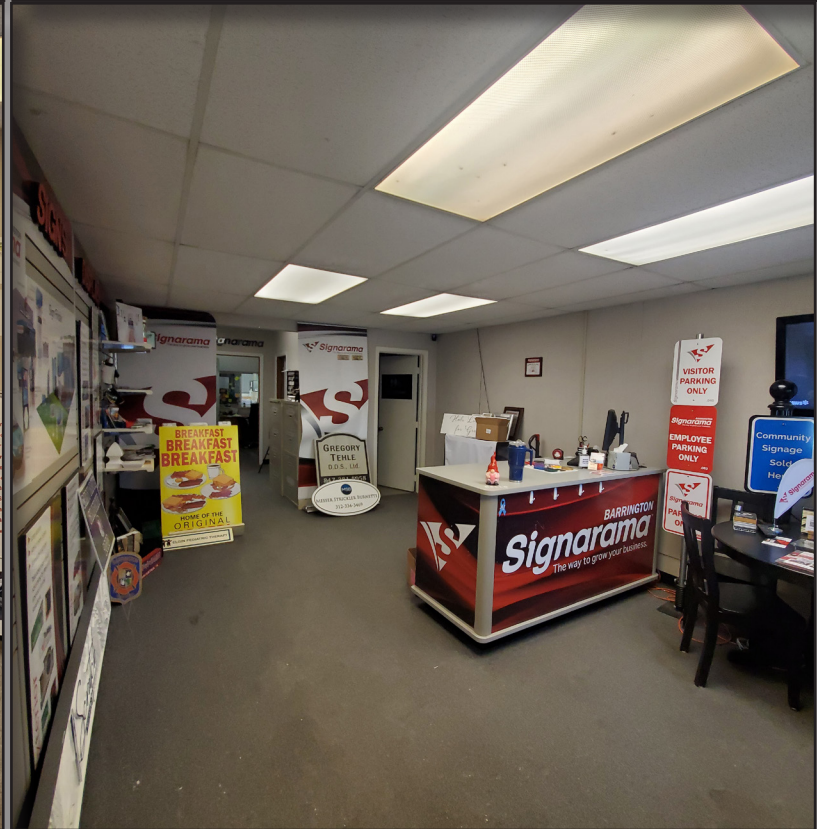
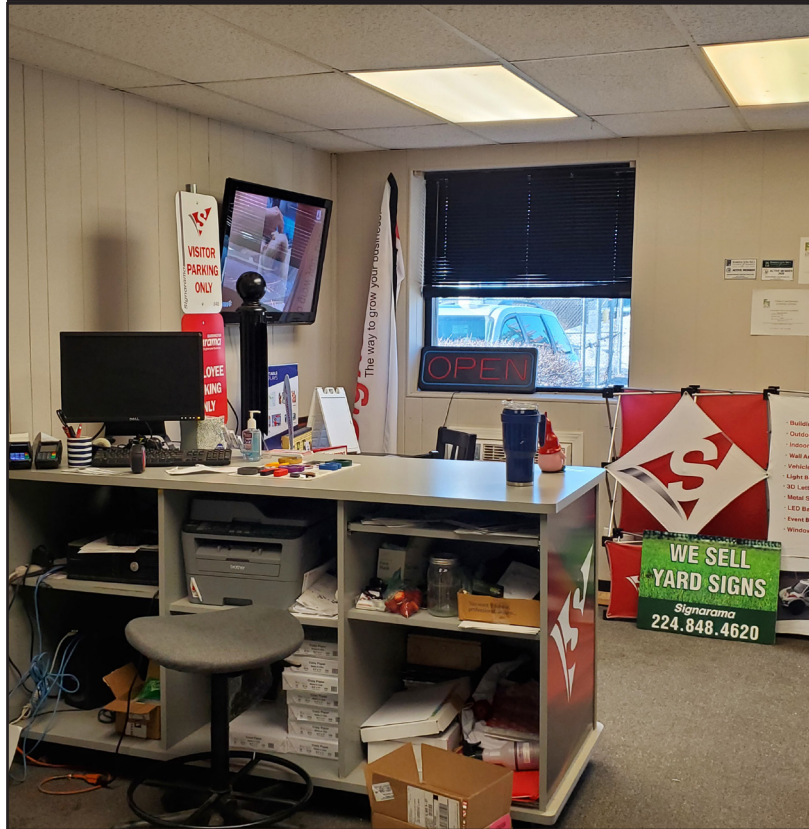
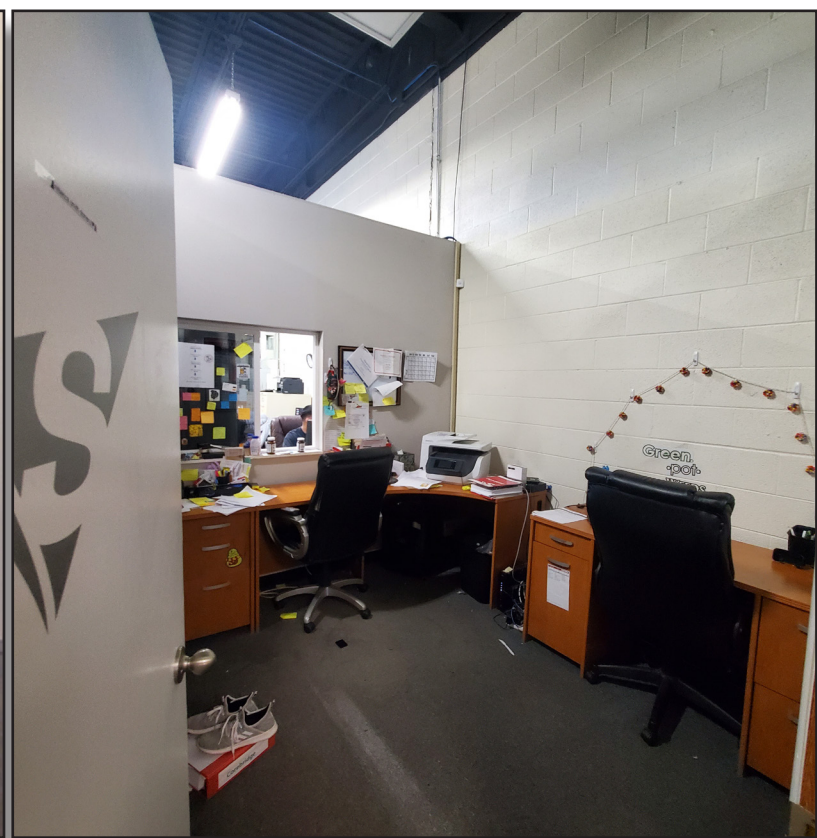




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SUITE 1 & 2 PHOTOGRAPHS





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SECURE OUTDOOR STORAGE/YARD SPACE FOR LEASE (CALL FOR PRICING)

