

100-112 Terrace Drive, Mundelein IL

Available: 4,628 SF



Move-In Ready & Special Promo Rate

FOR LEASE: Terrace Trade Center | High Image Industrial Facility

BUILDING SIZE: 49,404 SF

AVAILABLE: Unit 101 – 4,628 SF

OFFICE: 800 SF (Varies)

TRUCK LOADING: Direct Access to Shared Docks and DID

POWER: 200 Amps

CEILING HEIGHT: 14' Clear

SPRINKLER: Yes

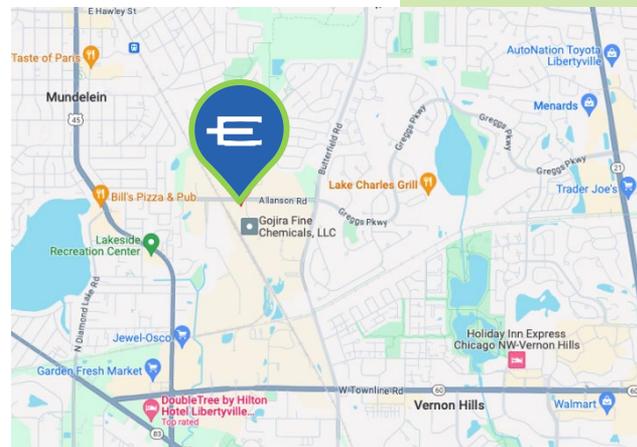
AGE: 1990

PARKING: Ample

CAM: \$2.82 (2025)

RE TAXES: \$1.72 (2025)

LEASE RATE: \$9.50 PSF MG*



***Promotional rate available to the first (new tenants only) who signs a 5+ year lease with standard T.I package; 1st year rate = \$9.50 psf MG, 2nd year = \$10.50 psf MG, 3rd year = \$11.50 psf MG, year 4-5 + 4% annual escalations.**

Promotional rate is limited to Unit 101

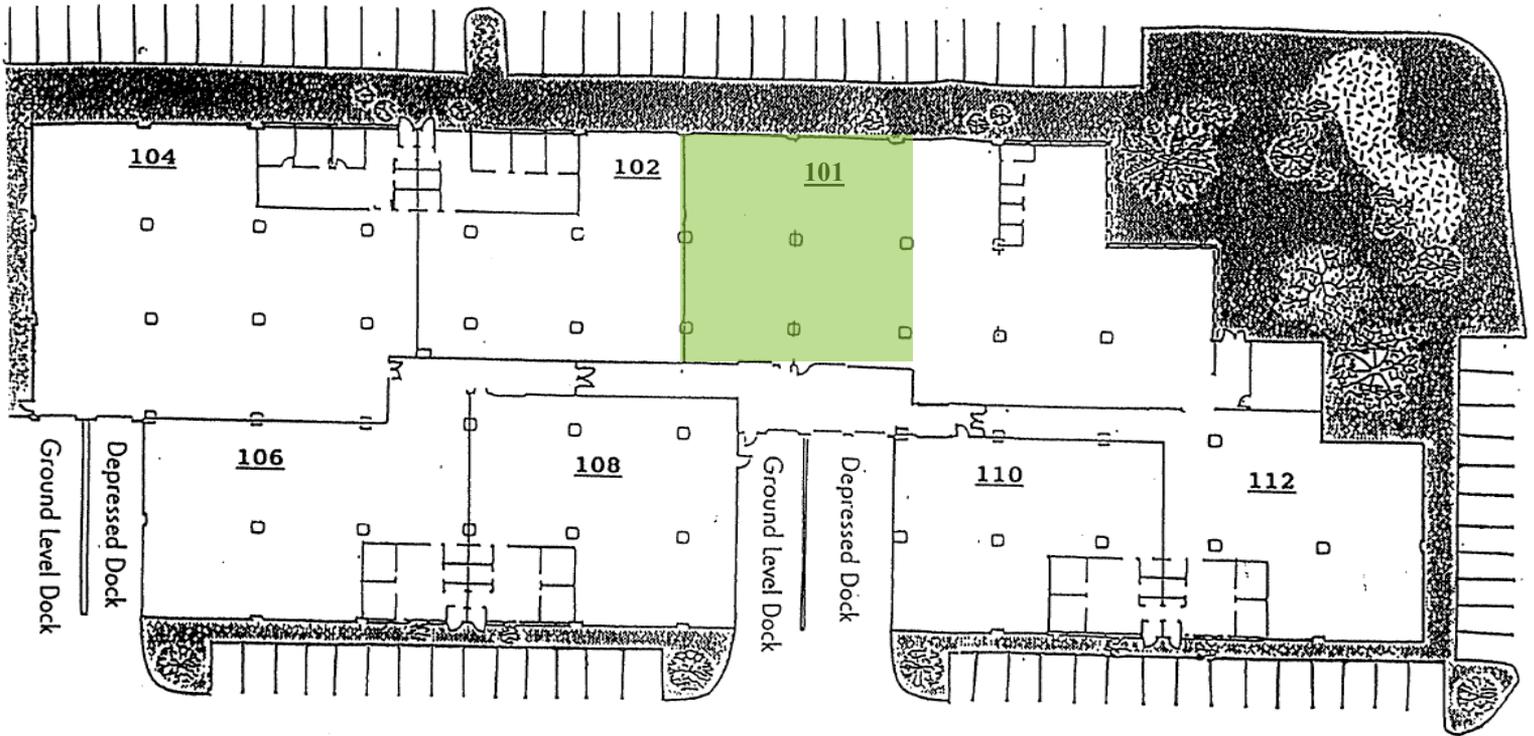
ENTRE
Commercial Realty LLC

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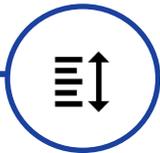
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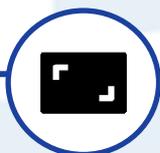
SITE PLAN



Facility Highlights



**FLEXIBLE
UNIT SIZES**



**IDEAL OFFICE TO
WAREHOUSE RATIO**



**DIRECT ACCESS TO
SHARED LOADING
DOCKS**



**PROFESSIONALLY
OWNED &
MANAGED**

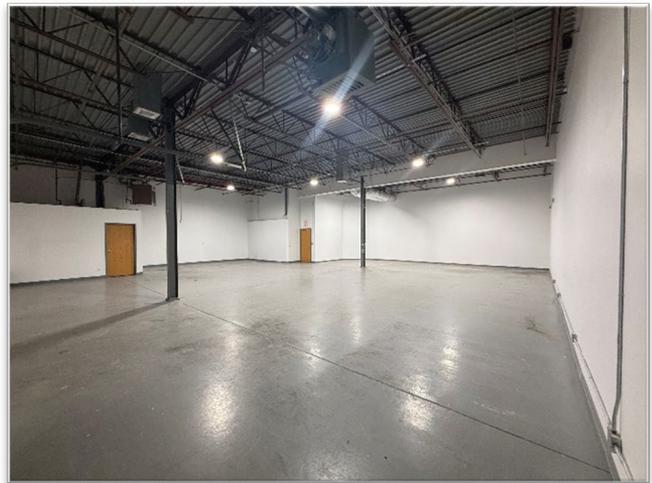
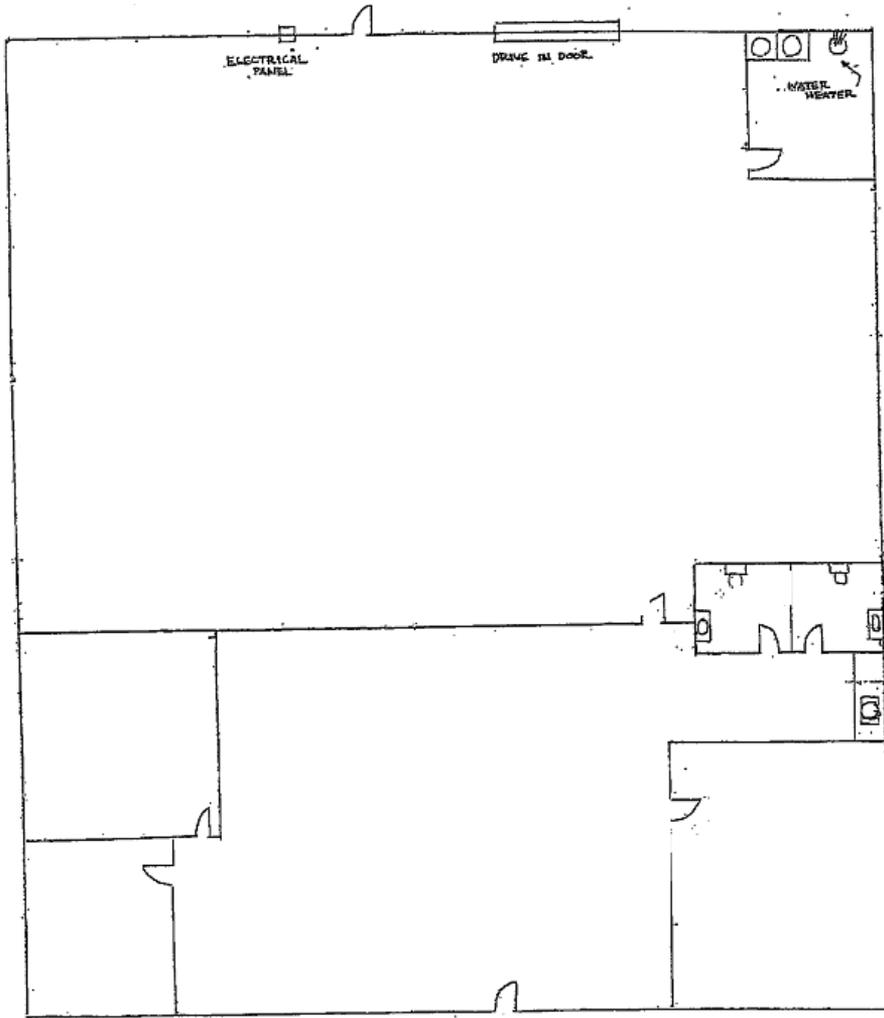
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FLOOR PLAN



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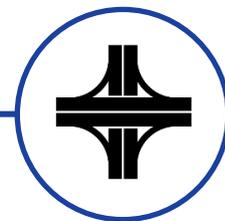
LOCATION



**26 Miles from
O'Hare Intl Airport**



**Low Lake
County Taxes**



**Convenient Access
to I-94 VIA RT. 60**