

**FOR LEASE or SALE**

**74,346 SF (Divisible)**

**On 12.71 Gross Acres**

**Total Remaining for Lease:**

**63,688 SF w 14,812+ Office**

**Divisible various ways plus**

**excess site for addition to suit:**

- **15,000 SF w 800 Office**
- **24,703 SF w 1,919 Office**
- **38,985 SF w 11,763 Office**

**Lease Rate: \$6.95 - \$9.95 Net**

**Sale: \$7,200,000 (\$96.84 PSF)**

**(User/Investor Opportunity)**

**RE Tax: \$140,229**

**(2022' payable 2023' based on 84,871  
SF before demolition / \$1.65 PSF)**

Unique Features including cranes, floor drains, heavy power, 20-21' clear (one bay of 45' clear), outdoor storage options, and overall flexibility to alter building, loading, and outdoor storage to suit. Separate outparcel on Route 176 zoned retail also available.

**28800 N. Energy Drive  
Green Oaks, ILLINOIS**



**FOREFRONT  
PROPERTIES<sub>LLC</sub>**

**Dave LeCavalier, CCIM**

**847-272-4030 (X11)**

[dave@forefrontproperties.com](mailto:dave@forefrontproperties.com)

**Josh Lapins**

**224-436-4557**

[josh@forefrontproperties.com](mailto:josh@forefrontproperties.com)

**Kevin Cox**

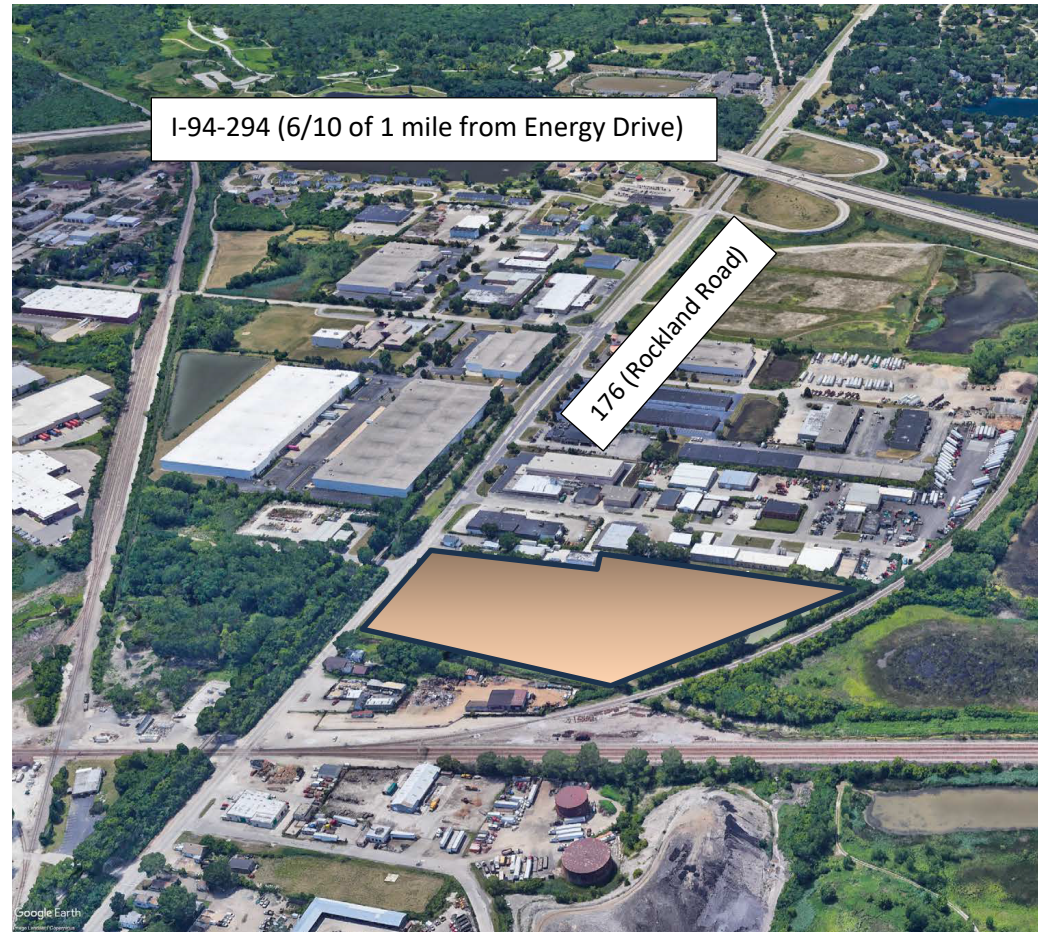
**773-844-2499**

[kc@forefrontproperties.com](mailto:kc@forefrontproperties.com)

*Above information is subject to verification and no liability for errors or omissions is assumed. Listing may be withdrawn without notice. In accordance with Full Disclosure it is noted that members of this firm have ownership in the above listed property.*



- Low Lake County Real Estate Taxes
- Six-tenths of one mile to I-94/294
- Central location to serve O'hare Airport and strategically located between Chicago and Milwaukee
- Strong Labor Pools
- Unique zoning allows for industrial on subject building with oversized offering creative uses and/or retail zoning on the front pad which can be demised and leased via a build to suit opportunity or sold (with exact size and pricing as quoted).



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