

±12,377 SF
**INDUSTRIAL
SPACE
FOR LEASE**

Very
Well-maintained
Space

Located in
Sky Harbor
Business Park

~2 Miles from
the 4-way
Interchange
at I-94 / I-294

Professionally owned by:
J&L REAL PROPERTIES

TRANSWESTERN
REAL ESTATE
SERVICES

3451 COMMERCIAL AVENUE

Northbrook, IL 60062

[Property Website](#)

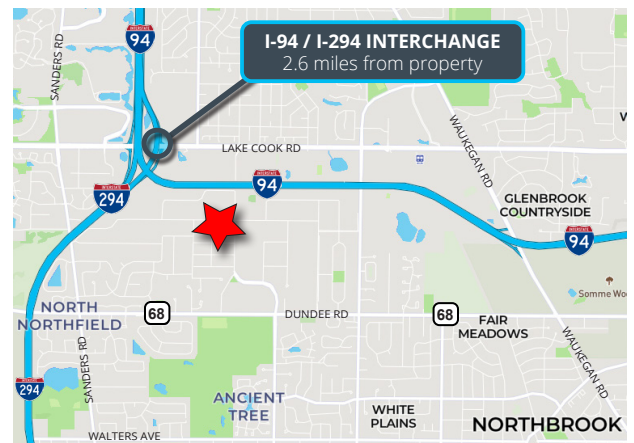


SPECIFICATIONS

- Building Size: ±26,000 SF
- Land Area: ±1.52 AC
- Available Size: ±12,377 SF
- Office Size: ±2,500 SF
- Ceiling Height: 16' Clear
- Loading: 1 Ext Dock / 1 DID
- Parking: ±25 Cars
- Year Built: 1976
- Construction: Masonry
- CAM: \$2.97 PSF (2026 Est.)
- RET: \$3.04 PSF (2026 Est.)
- **Lease Rate: \$7.95 PSF Net**

HIGHLIGHTS

- Very well-maintained space
- Located in the prestigious Sky Harbor Business Park
- Zoned I1 (Restricted Industrial)
- ~2.5 miles from the 4-way interchange at I-94/I-294
- Professionally owned and managed building



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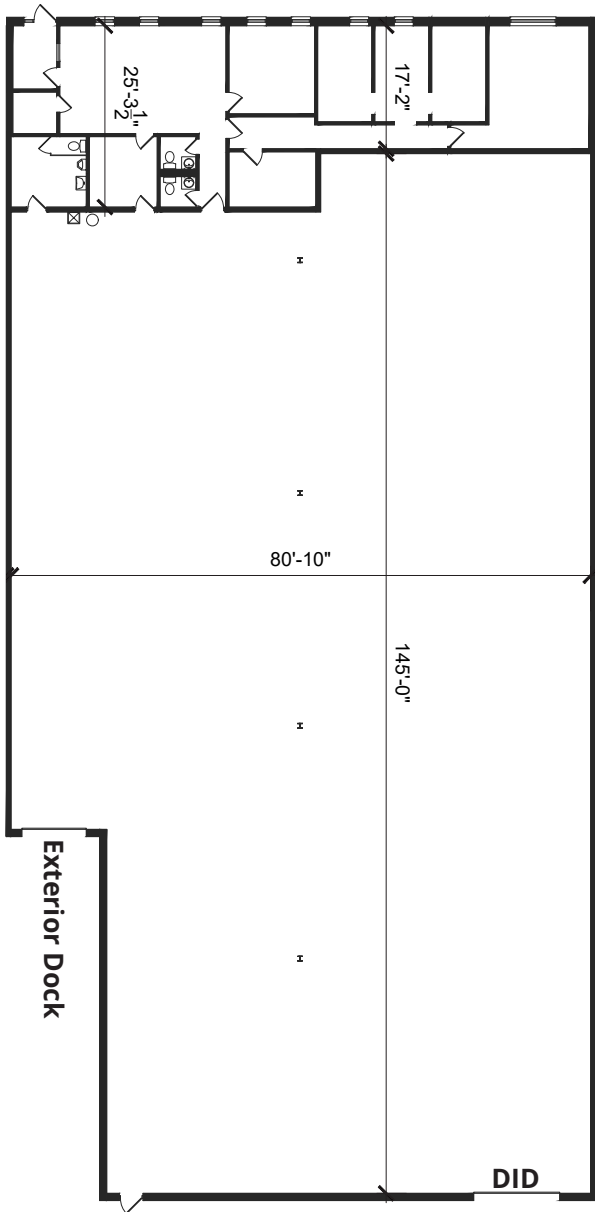
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FLOOR PLAN



PROPERTY AERIAL



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