

# 5,066 - 8,582 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**28457 BALLARD DRIVE, LAKE FOREST, IL 60045**



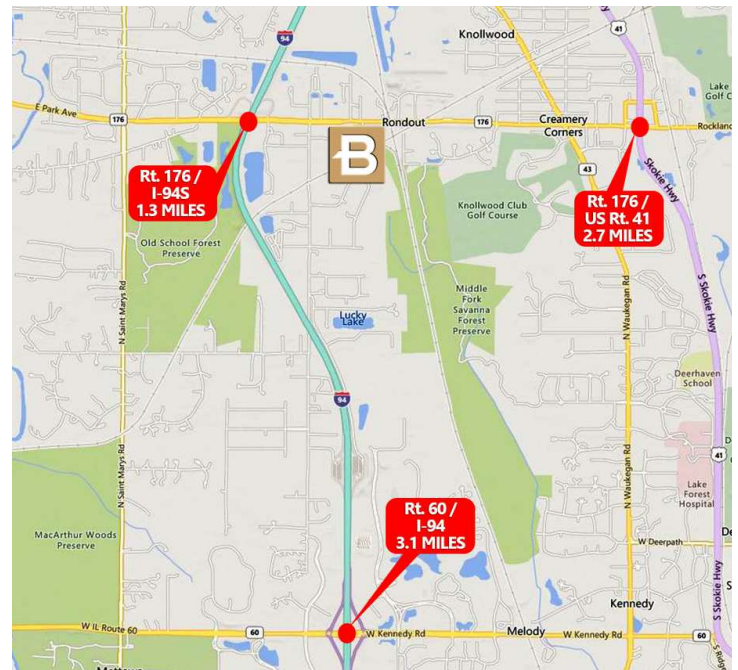
### LOCATION DESCRIPTION

Established industrial park with easy access to major transportation routes via nearby Rt. 176, Rt. 60, I-94.

SPACES	LEASE RATE	SPACE SIZE
Unit B	Subject To Offer	8,582 SF
Unit F	Subject to Offer	5,066 SF

### PROPERTY OVERVIEW

- 69,539 SF Building with 2 Units Available For Lease
- Office Space Varies Per Unit
- 14' Clear Ceilings
- 3 Shared Docks
- 1 Shared Drive-in Door (some units have direct drive-in door)
- 200-400 Amp, 3 Phase Power
- Most Units have 100% A/C
- Lease Price Subject To Offer



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**DAN BROWN, SIOR**

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice



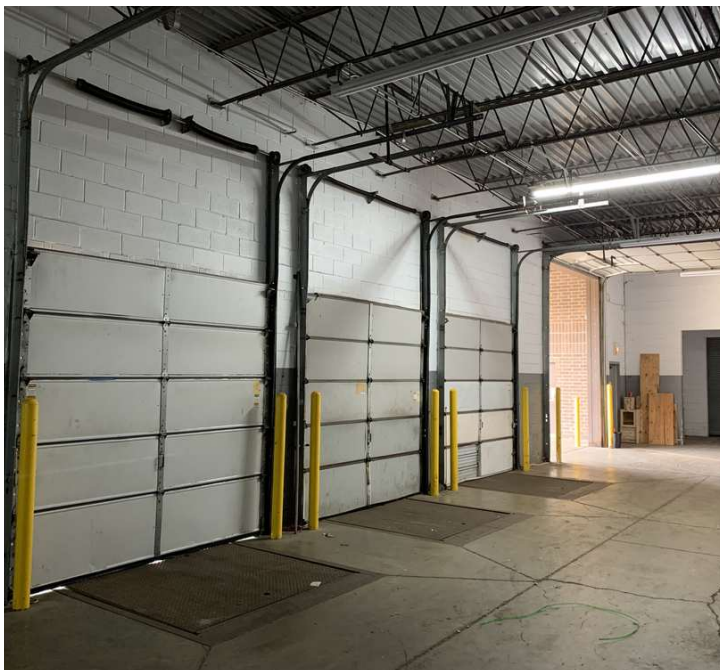
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### **28457 BALLARD DRIVE, UNIT B**

- 8,582 SF
- Approximately 2,912 SF Offices
- 14'10" Clear Ceiling
- 3 Shared Docks
- 1 Shared Drive-in Door
- 400 Amp, 3 Phase Power
- Three Restrooms
- Kitchen/Breakroom
- 100% A/C
- CAM: 2022 Base Year
- Lease Rate: Subject To Offer
- Availability: Immediate

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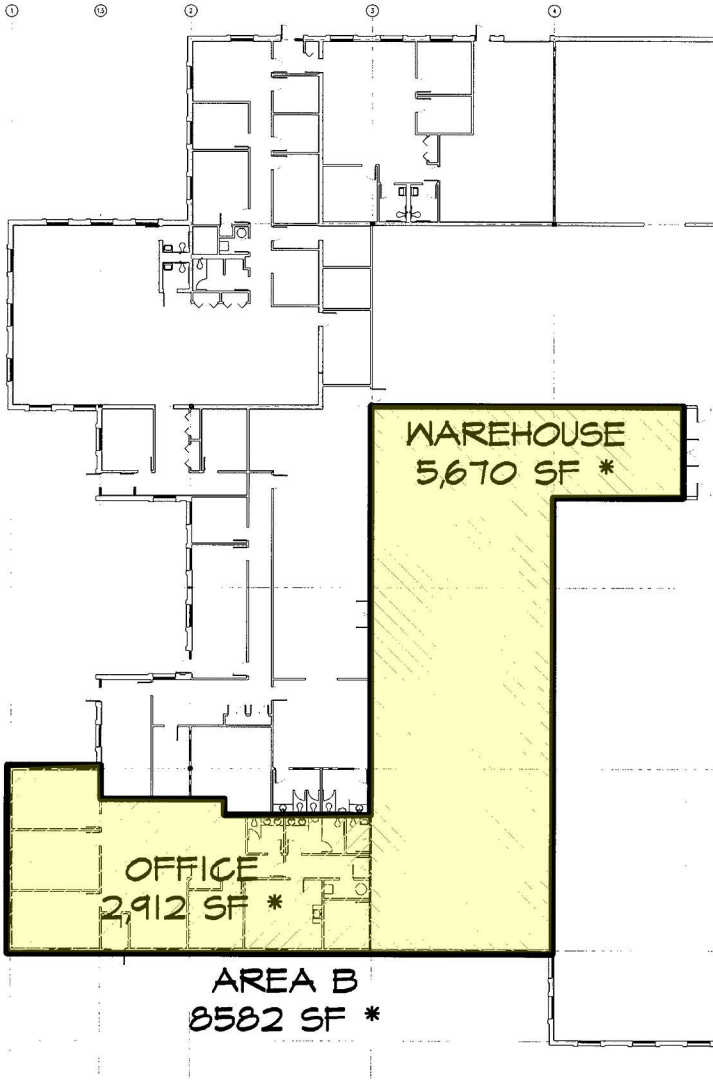
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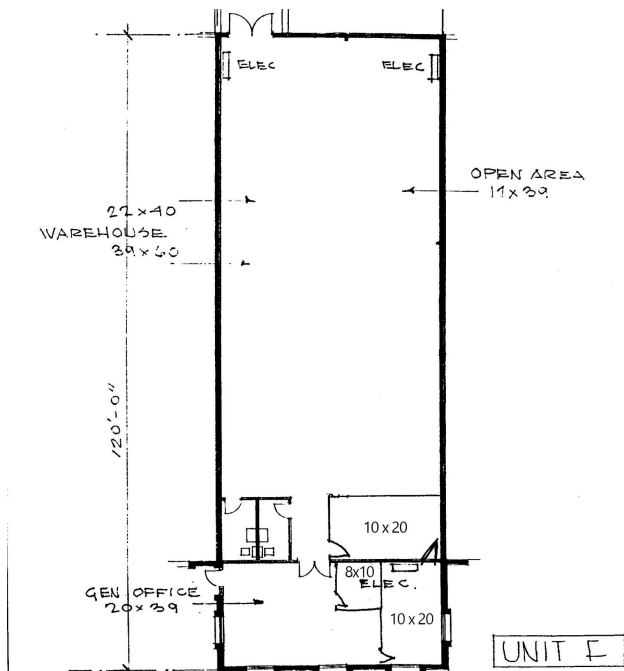
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### 28457 BALLARD DRIVE, UNIT F

- 5,066 SF
- Approximately 980 SF Offices
- 14'10" Clear Ceiling
- 3 Shared Docks
- 1 8'x8' Inside Door
- 400 Amp, 3 Phase Power
- Two Restrooms
- Kitchen/Breakroom
- CAM: 2022 Base Year
- Lease Rate: Subject To Offer
- Availability: TBD

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