

LIBERTYVILLE FLEX SPACE AVAILABLE FOR LEASE 3,600 SF SINGLE TENANT BUILDING



624 2nd St., Libertyville, IL 60048

- **Single Tenant Flex building available for lease**
- **3,600 SF Total building with 2,700 SF warehouse/900 SF Office**
- **Close to Downtown Libertyville and Metra train station**
- **Two Drive In Doors**
- **13' Clear Height**
- **Recently updated building**

Tim Hart
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PROTECT GROUP
a Troy Realty LTD affiliate

Building Highlights



624 2nd STREET HIGHLIGHTS

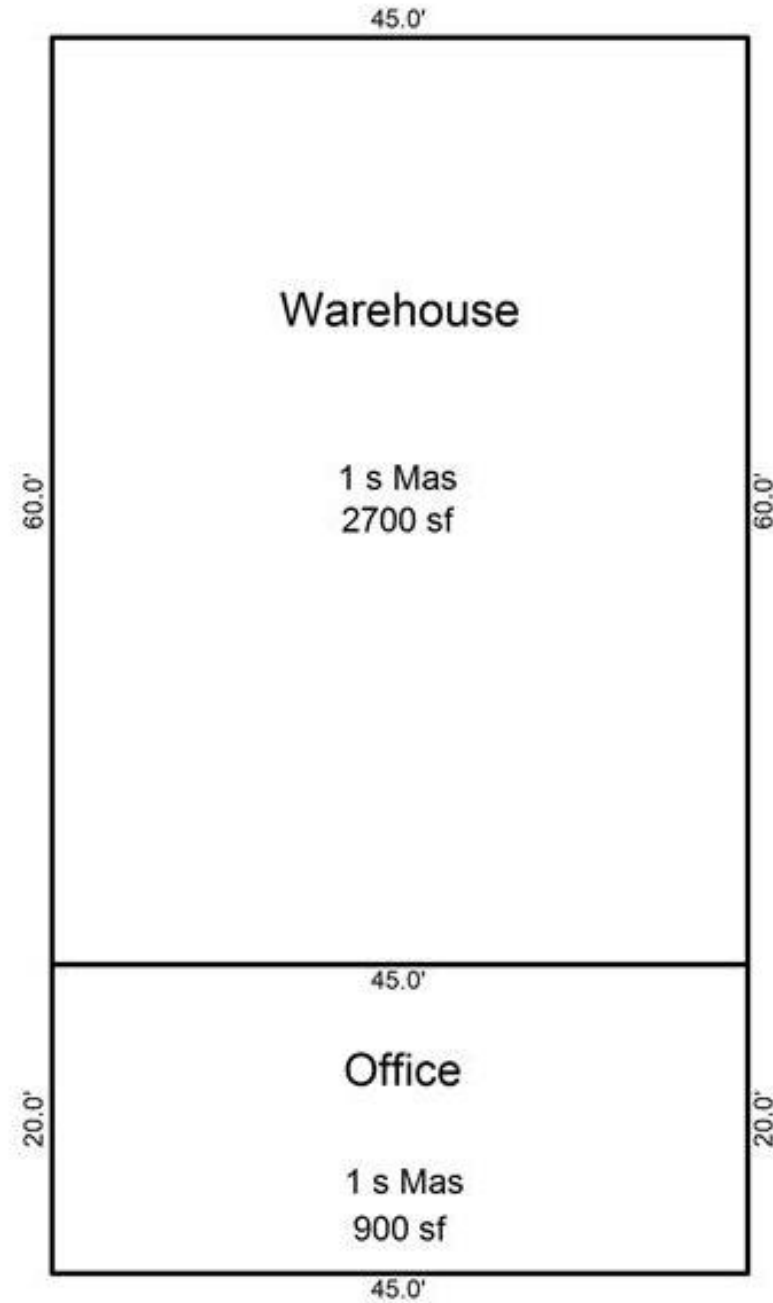
- **Great single tenant flex building for lease**
- **Close to downtown Libertyville restaurants, retail, and shopping**
- **1/2 Mile from Metra train station**
- **Recently Updated Building**
- **Additional outdoor storage containers**
- **I-3 Industrial Zoning allows for broad uses**
- **Average HH income over \$110k within 2 miles**

BUILDING SPECIFICATIONS

Type	Single tenant 1 story Flex/warehouse
Address	624 Second St., Libertyville, IL 60048
Building Size	3,600 Total Square Feet
Office Area	Approximately 900 SF
Warehouse Area	Approximately 2,700 SF
Site Size	Approximately 16,553 SF
Parcel ID	11-16-400-010-0000
Base Rent	\$11.00 per SF annual base rent
CAM Expenses	Approx. \$5.50 per SF annual
Lease Term	Minimum 3 years
Drive In Doors	12'x12' and 10'x10' drive in doors
Clear Heights	13' in warehouse (15' to deck)
Zoning	I-3
Parking	Approximately 8 Total spaces
Possession	Immediate
Notes	Security system with cameras in place. 2 storage containers on site for additional storage

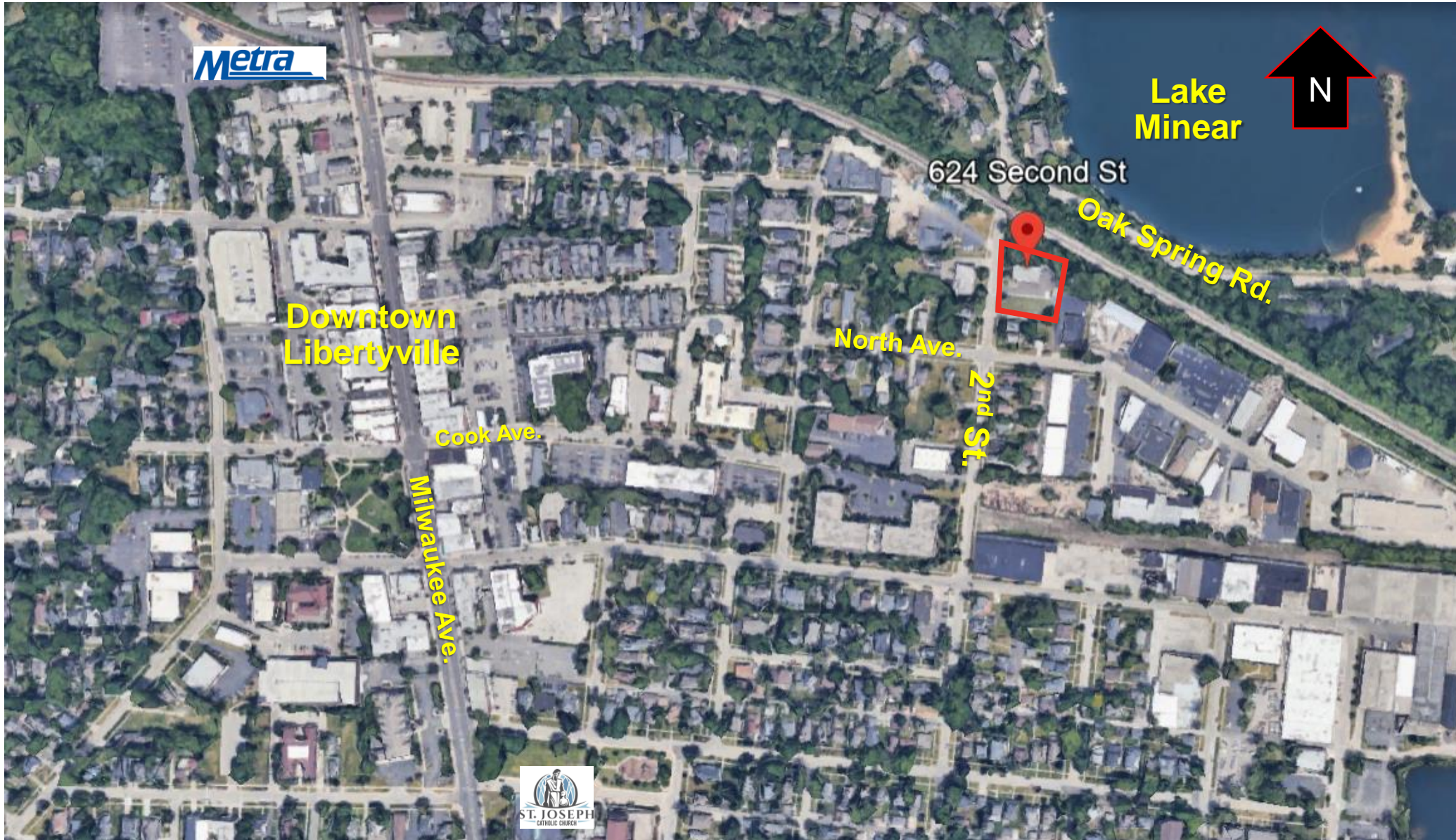


FLOOR PLAN





AERIAL OF 624 2nd Street, Libertyville





PHOTOS





DEMOGRAPHICS



- Libertyville is located in the heart of Lake County, 20 minutes south of Wisconsin and minutes away from Gurnee Mills, Great America and Naval Station Great Lakes. Libertyville is easily accessible at I-94 exits Townline Road (Rt. 60), Rockland Road (Rt. 176) or Buckley Road (Rt. 137), as well as Metra Rail.
- Named one of the best places to live in Illinois



	2 mile	5 mile	10 mile
2010 Population	23,363	119,683	522,669
2020 Population	23,503	119,831	518,689

	2 mile	5 mile	10 mile
Avg Household Income	\$167,518	\$131,325	\$121,108
Median Household Income	\$138,754	\$98,541	\$89,655



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Call or email for additional information and to schedule showings

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