

1935 – 1945 TECHNY RD.  
**Northbrook, IL**  
 Industrial Units For Lease

**MATT GARLAND**  
 (312) 339-9015  
 mgarland@cawleycre.com

**RAWLY LANTZ, SIOR**  
 (630) 729-7944  
 rlantz@cawleycre.com



**Unit 3**

<b>Total Available:</b>	8,362 – 13,087 Sq. Ft. <i>Contiguous with Unit 4</i>
<b>Office:</b>	7,490 Sq. Ft.
<b>Loading:</b>	2 Docks (Shared) 3 Drive-In Doors (Shared)

**Unit 4**

<b>Total Available:</b>	4,725 – 13,087 Sq. Ft. <i>Contiguous with Unit 3</i>
<b>Office:</b>	2,860 Sq. Ft.
<b>Loading:</b>	2 Docks (Shared) 3 Drive-In Doors (Shared)

- ✓ Well-Maintained Property
- ✓ Upgraded Finishes
- ✓ Multiple Loading Options
- ✓ Convenient Access to I-294 & I-94
- ✓ Fully Air-Conditioned Warehouse
- ✓ Heavy Office Build-Out

**Unit 15**

<b>Total Available:</b>	4,531 Sq. Ft.
<b>Office:</b>	2,930 Sq. Ft.
<b>Loading:</b>	2 Docks (Shared) 3 Drive-In Doors (Shared)

**Building Specifications**

<b>Building Size:</b>	93,050 Sq. Ft.
<b>Ceiling Height:</b>	16' Under Joists
<b>Power:</b>	400 Amps, 120/240V, 3-Phase
<b>Sprinklered:</b>	Fully Sprinklered
<b>Access:</b>	24/Hour Access
<b>Parking Ratio:</b>	2 : 1,000
<b>2026 RE Taxes:</b>	\$3.53 PSF
<b>2026 OPEX:</b>	\$1.93 PSF
<b>Lease Rate:</b>	\$11.00 PSF Net



PROFESSIONALLY  
 OWNED  
 AND MANAGED BY



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Industrial Units For Lease

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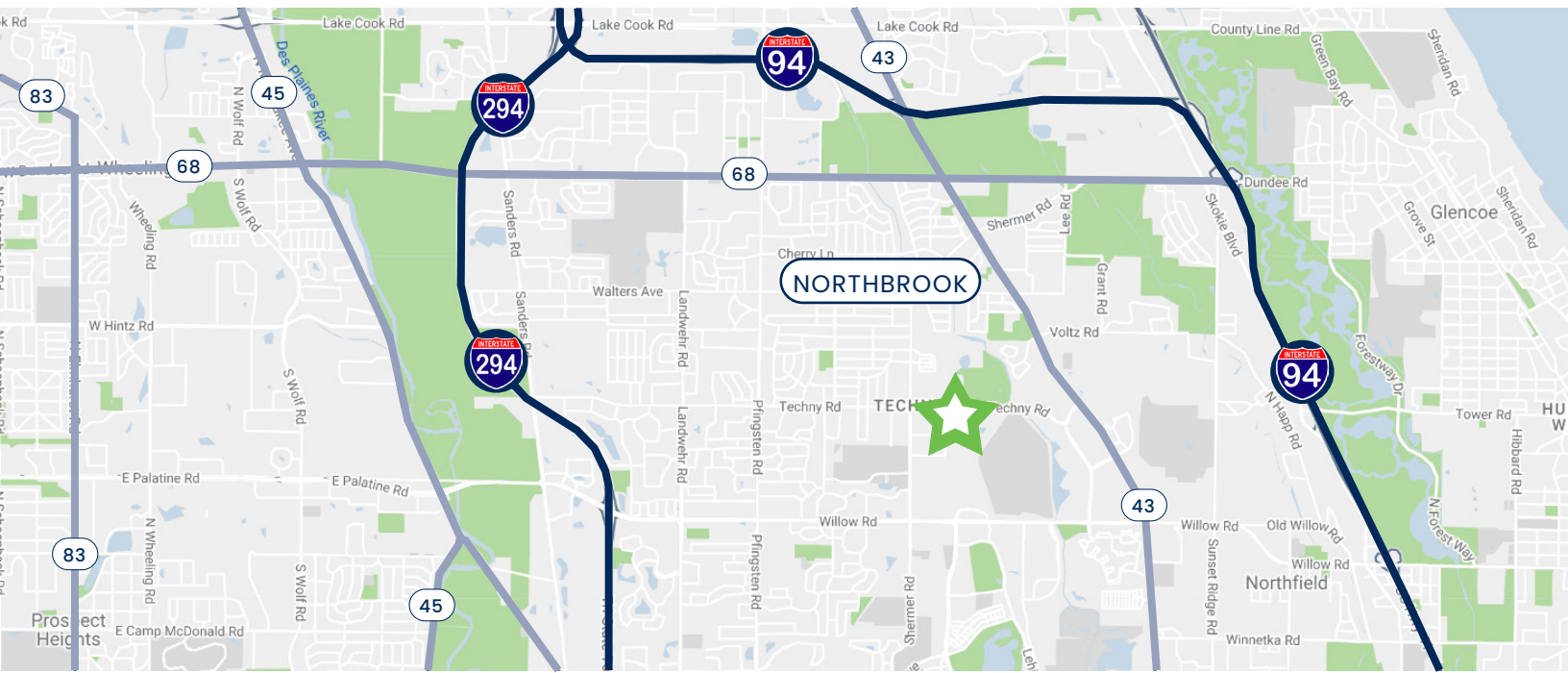
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CLEAR HEIGHT  
PROPERTIES

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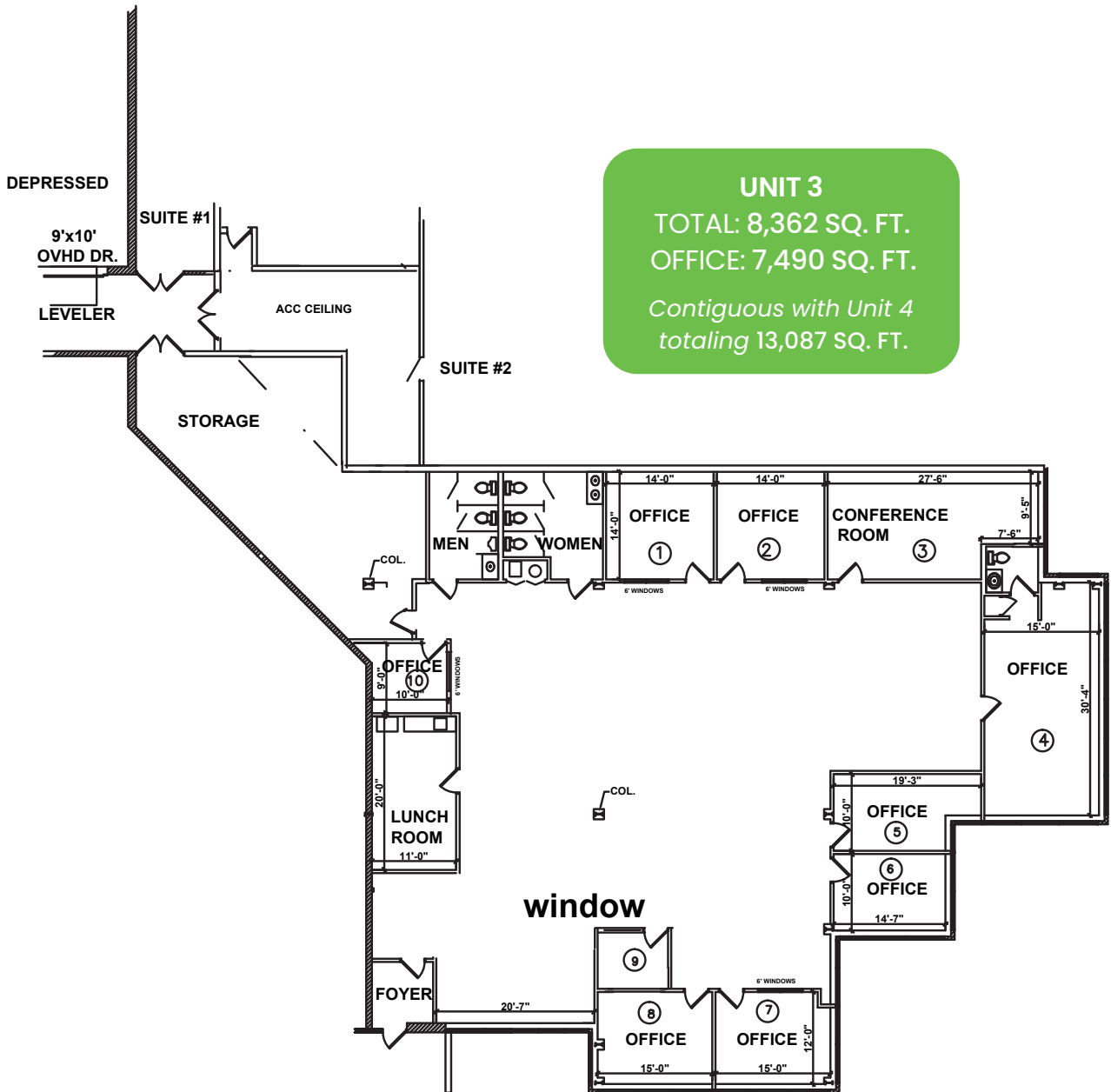
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### UNIT 3



**UNIT 3**  
TOTAL: 8,362 SQ. FT.  
OFFICE: 7,490 SQ. FT.  
*Contiguous with Unit 4  
totaling 13,087 SQ. FT.*



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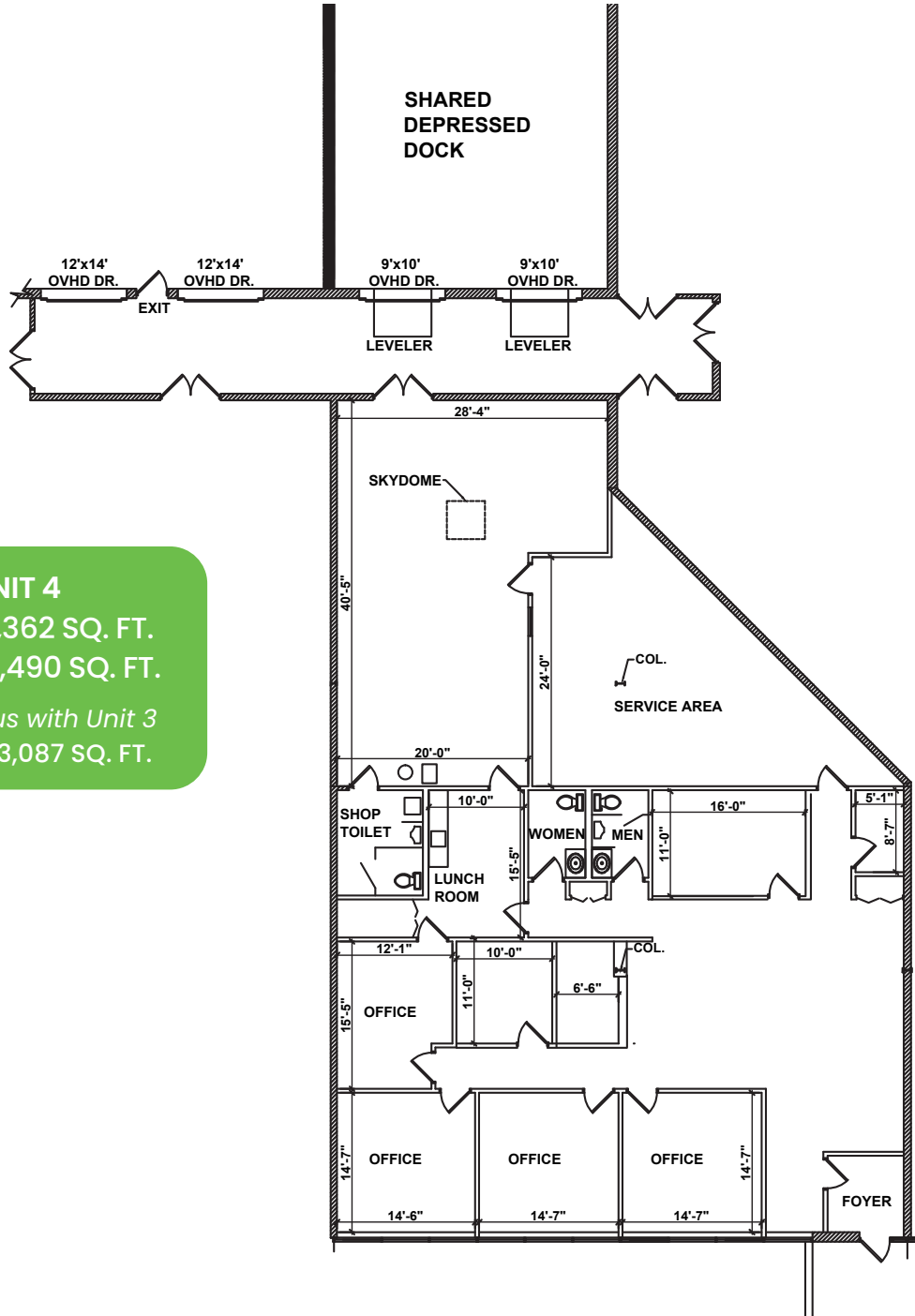
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### UNIT 4



#### UNIT 4

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totaling 13,087 SQ. FT.



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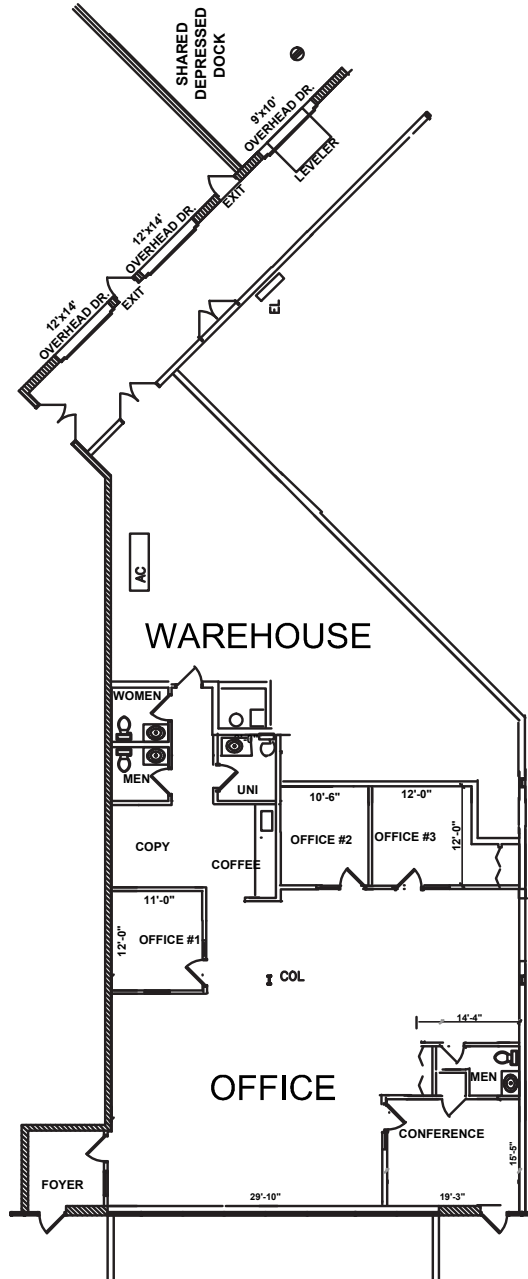
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### UNIT 15



**UNIT 15**  
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