

27992 W State Route 120
Lakemoor, IL 60051

For Lease

MLS #12538100

LIGHT INDUSTRIAL



LIGHT INDUSTRIAL UNITS 900-2,800 SF

\$957-\$2,975 PER MONTH (MG)

Industrial Units 900 SF – 2,800 SF

Outrig Commerce Park – Lakes Region is a professionally maintained, multi-building industrial incubator property offering flexible space for lease, conveniently located off Route 120 near Route 12. This seven-building complex provides excellent access for local and regional users.

Units range from approximately 900 SF up to 2,800 SF, allowing tenants to scale as their business grows. Each unit is heated and electrical service varies, 12'x12' or 12'x14' doors, and one restroom. Some units have offices, triple basin floor drains, lofts with stairs, drive-thru access and additional bathrooms, making the property well-suited for a wide range of uses.

Leases are modified gross, with tenants responsible for utilities. The property is ideal for small trades, contractors, service providers, hobbyists, and users seeking secure space for equipment or recreational storage.

Outrig Commerce Park – Lakes Region offers an affordable, flexible solution for users seeking functional industrial space in Lake County.

UNIT BREAKDOWN:

- Unit 48: 900 SF - \$12.75 PSF or \$957 Modified Gross*
- Unit 37 & 54: 2,400 SF - \$12.75 PSF or \$2,550 per month Modified Gross*
- Unit 139 & 142: 2,500 SF - \$12.75 PSF or \$2,657 Modified Gross*
- Unit 76: 2,400 SF - \$12.75 PSF or \$2,550 per month Modified Gross*
- Unit 81: 2,800 SF - \$12.75 PSF or \$2,975 per month Modified Gross*

Specifications

Land Size:	15.65 Acres
Year Built:	2004
No. of Buildings:	7 Total 205,280 SF
HVAC System:	GFA
Electrical:	Varies
Washrooms:	1-2 per Unit
Ceiling Height:	Varies per Bldg.
Parking:	Common
DID's (vary per unit):	12'x12" and 12'x14'
Sewer/Water:	City
Zoning:	I1 (CUP)
Utilities:	Tenant Responsibility
CAM & Taxes	Included
PIN #:	09-03-100-022 09-04-200-003

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

Austin Schweitzer
Associate Broker
AustinS@PremierCommercialRealty.com
O: 847.854.2300 x16 C: 815.236.9972

27992 W State Route 120
Lakemoor, IL 60051

For Lease

LIGHT INDUSTRIAL

Unit 48
900 SF



Unit 37 & 54
2,400 SF
(With Drive thru)



Unit 76
2,400 SF



Unit 139 & 142
2,500 SF
(With Drive Thru)



Unit 81
2,800 SF



[CLICK HERE TO VIEW OUR WEBSITE](#)

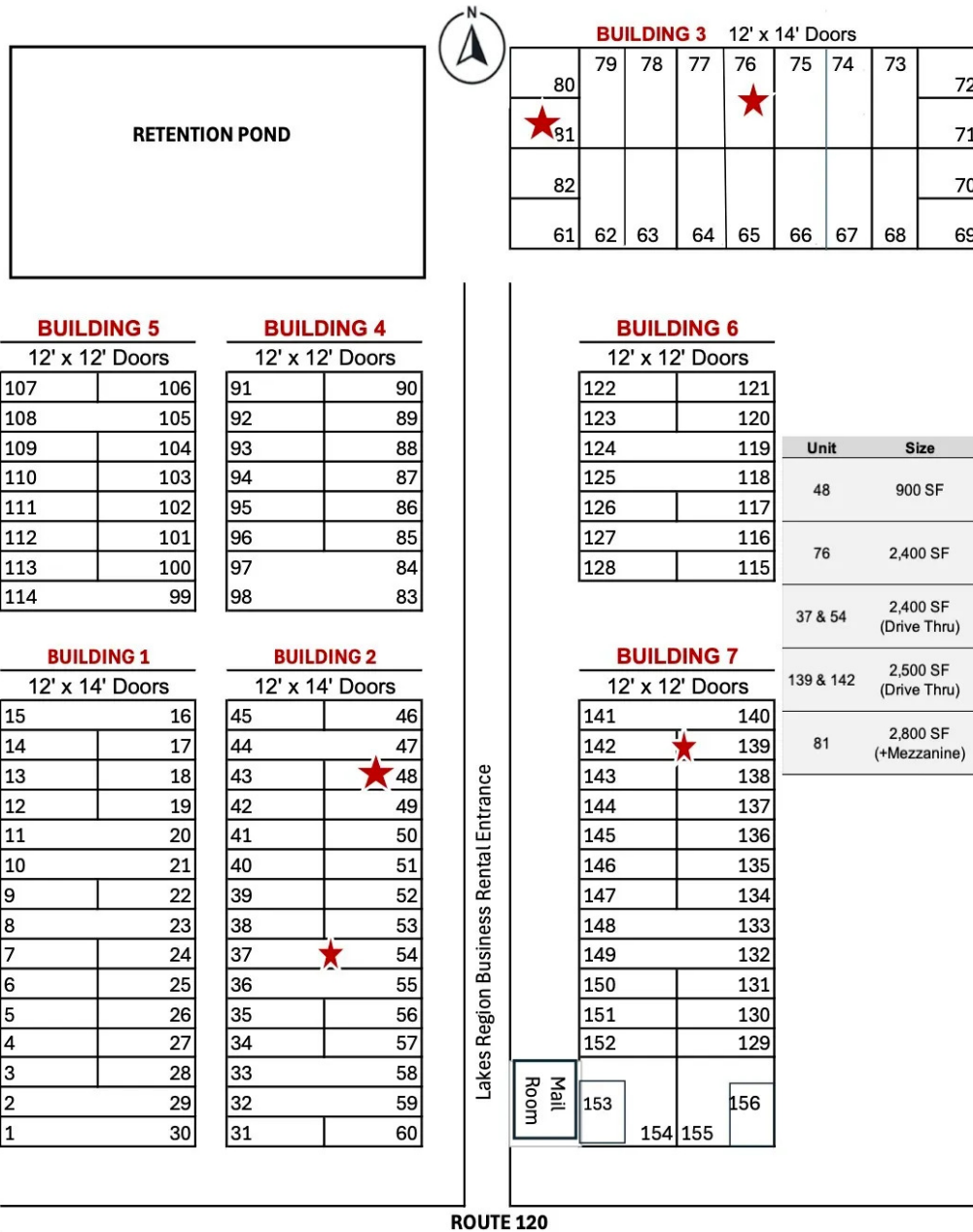
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

Austin Schweitzer
Associate Broker
AustinS@PremierCommercialRealty.com
O: 847.854.2300 x16 C: 815.236.9972

LIGHT INDUSTRIAL



★ AVAILABLE

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

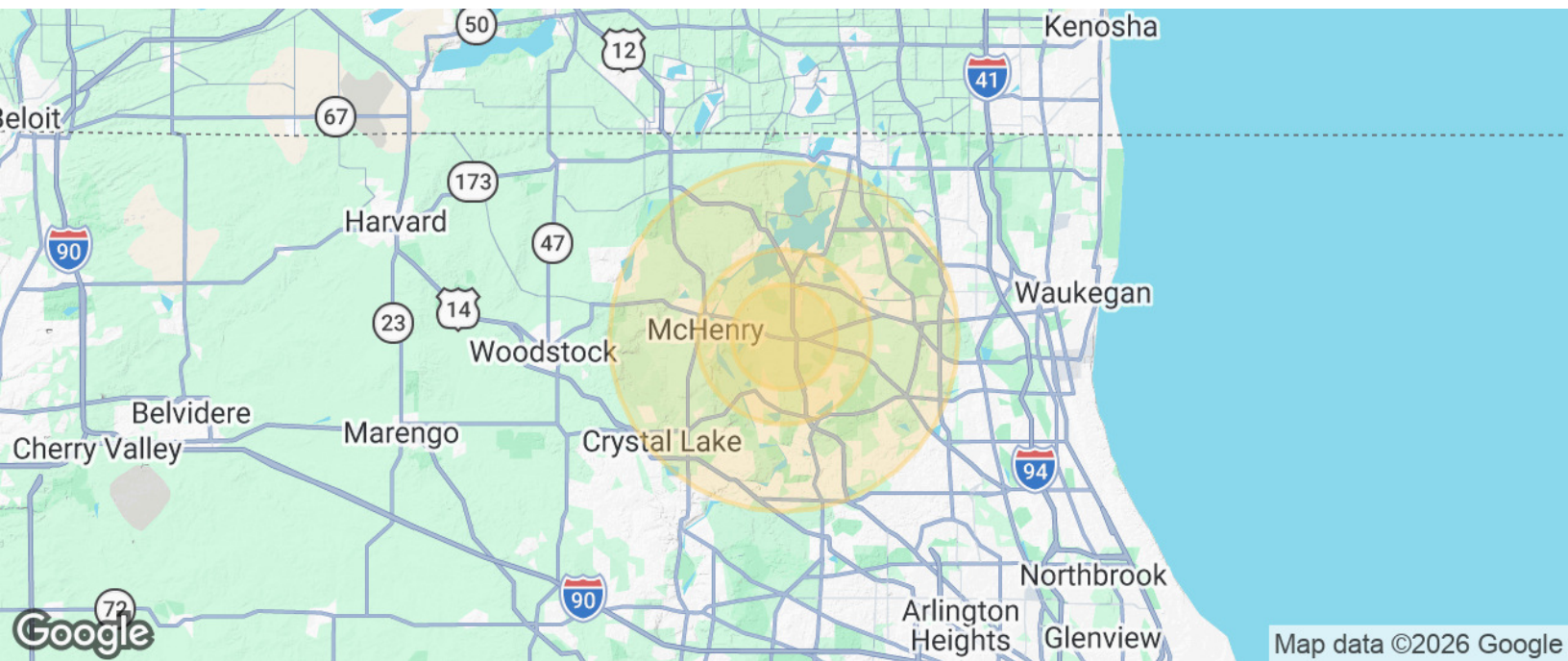
Austin Schweitzer
Associate Broker
AustinS@PremierCommercialRealty.com
O: 847.854.2300 x16 C: 815.236.9972

27992 W State Route 120

Lakemoor, IL 60051

For Lease

LIGHT INDUSTRIAL



Population	3 Miles	5 Miles	10 Miles
Total Population	20,982	97,449	301,623
Average Age	38	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	42

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	7,818	36,149	112,736
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$137,758	\$117,859	\$130,428
Average House Value	\$298,553	\$283,980	\$318,298

2020 American Community Survey (ACS)

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

Austin Schweitzer
Associate Broker
AustinS@PremierCommercialRealty.com
O: 847.854.2300 x16 C: 815.236.9972