

FOR LEASE

2,000 SF AVAILABLE

22049 PEPPER ROAD, UNIT 5

LAKE BARRINGTON, IL 60010

PRESENTED BY:

JOHN JOYCE, CCIM SIOR

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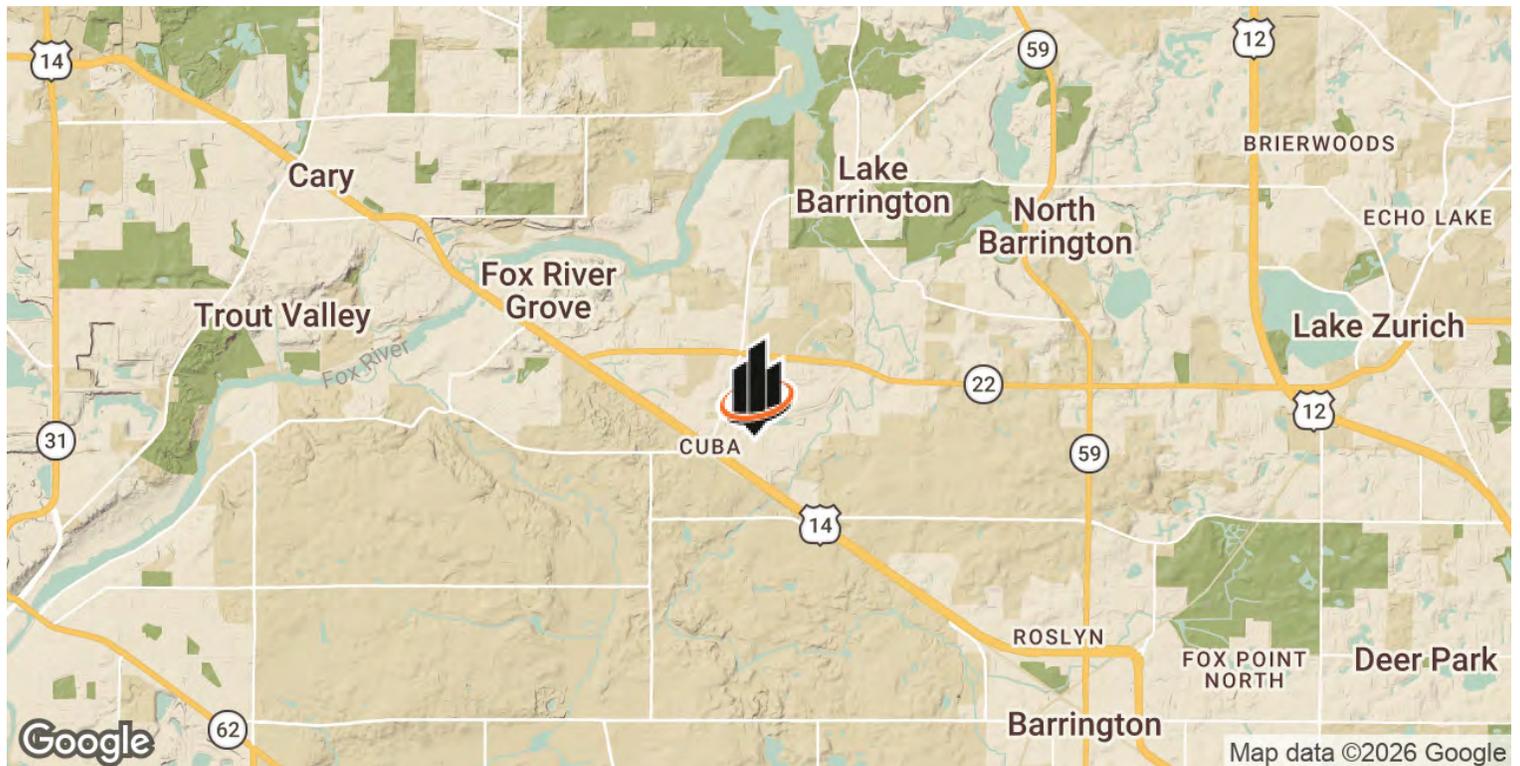
MARGARET AMES

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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	16,000 SF
AVAILABLE SF:	2,000 SF
LOT SIZE:	0.92 Acres
CLEAR HEIGHT:	16'
LOADING:	1 Drive-in Door (10' x 10')
POWER:	125 Amp Single Phase
PARKING:	1.25/1000
YEAR BUILT:	1978

LOCATION OVERVIEW

22049 and 22029 N Pepper Road are located in the heart of the Lake Barrington Business Park, a well-established industrial and commercial hub in the northwest suburbs of Chicago. The property offers excellent access to major transportation routes, including Route 14 (Northwest Highway), Route 22, and nearby I-90, providing efficient connectivity to the Chicago metro area and O'Hare International Airport. Surrounded by a mix of light industrial, flex, and office users, this location benefits from a stable business environment and proximity to a strong labor pool. The area is also supported by nearby retail, dining, and service amenities in Lake Barrington and the surrounding communities of Barrington, Wauconda, and Fox River Grove.

PROPERTY HIGHLIGHTS

- Available 4/1/26
- Make-ready improvements underway
- Ample parking

SPACES

LEASE RATE

SPACE SIZE

SUITE 49-5

\$11.50 SF/yr

2,000 SF

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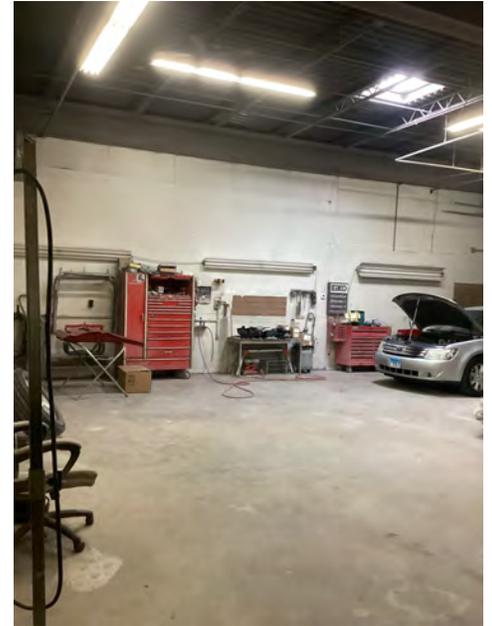
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ADDITIONAL PHOTOS



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