



LEASE

28144 W Industrial Ave

UNIT 120 AVAILABLE

Lake Barrington, IL 60010

PRESENTED BY:

MARGARET AMES

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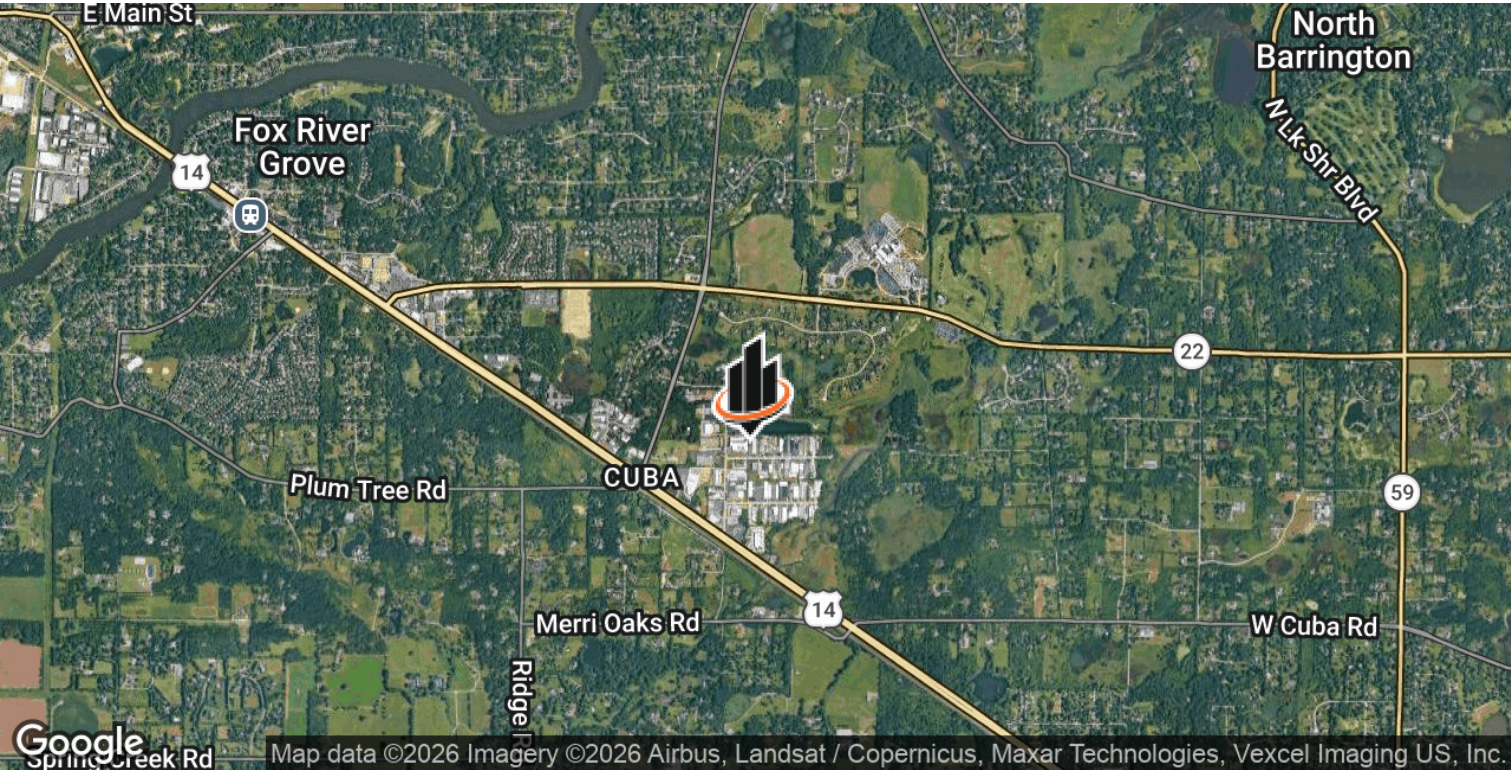
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PROPERTY SUMMARY



OFFERING SUMMARY:

| | |
|----------------|-----------------------|
| LEASE RATE: | \$13.00 SF/yr (Gross) |
| AVAILABLE SF: | 2,000 SF |
| LOT SIZE: | 1.84 Acres |
| BUILDING SIZE: | 24,000 SF |
| LOADING: | 1 DID 12'x12' |
| OFFICE SIZE: | +/- 500 SF |
| CEILING: | 16' |

PROPERTY DESCRIPTION

2,000 SF available in Lake Barrington, IL! High-quality industrial space with 16' clear height, new LED lighting, epoxy warehouse floors, ceiling fans, and 220 AMP 3-phase power. Features include a 12'x12' drive-in door, slop sink, two bathrooms, an updataed office area, additional mezzanine office space, and quality finishes.

PROPERTY HIGHLIGHTS

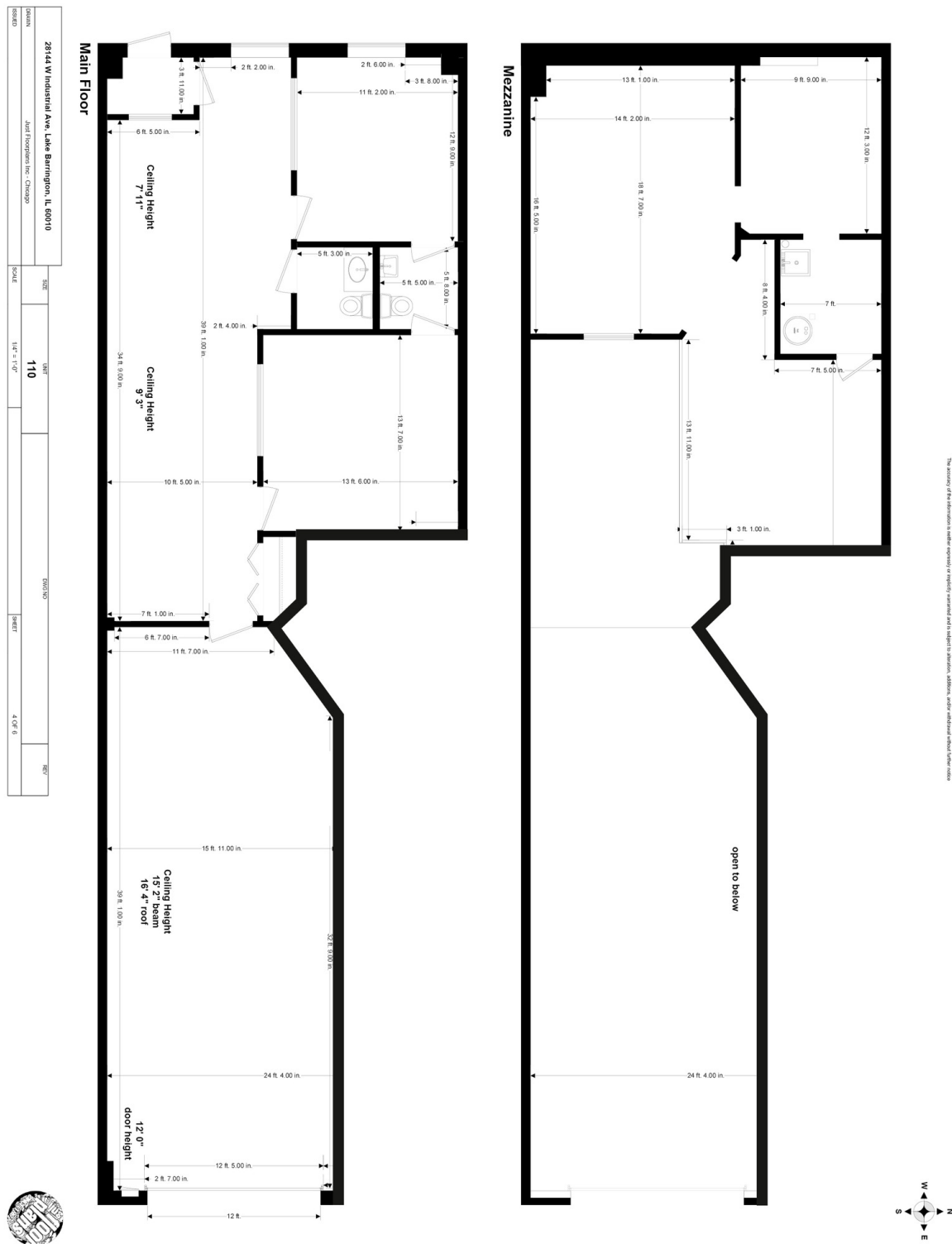
- Available for occupancy 7/1/2026
- Two (2) bathrooms and kitchentte
- A/C in office area
- Heat in office and warehouse
- Rear-loaded 12'x12' drive-on door
- 220 AMP/ 3-Phase power
- Ample parking with dedicated spaces

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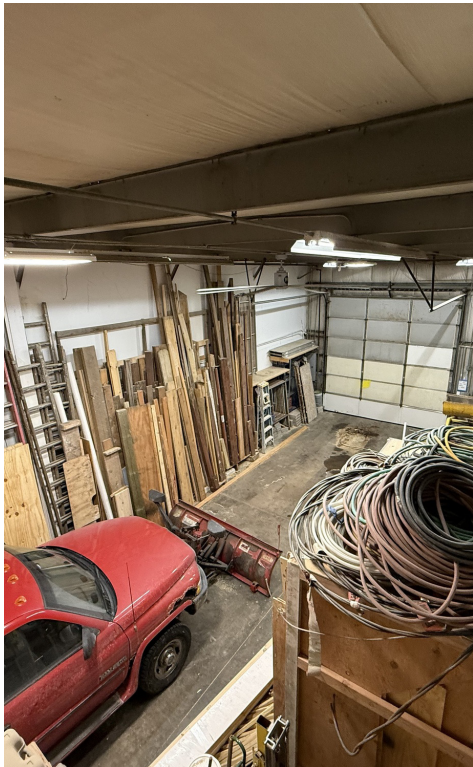
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ADDITIONAL PHOTOS



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