

200-234 Terrace Drive, Mundelein IL

Available: 1,870-10,717 SF



Available June 1st

FOR LEASE: Terrace Trade Center | High Image Industrial Facility

BUILDING SIZE: 42,500 SF

AVAILABLE: 1,870 – 10,717 SF

Unit 210-214 – 6,997 SF

Unit 216-218 – 3,720 SF (Divisible)

OFFICE: 300 SF (Varies)

LOADING: 1 Common Dock | 1 DID (Per Unit)

POWER: 200 Amps

CEILING HEIGHT: 12' Clear

SPRINKLER: Yes

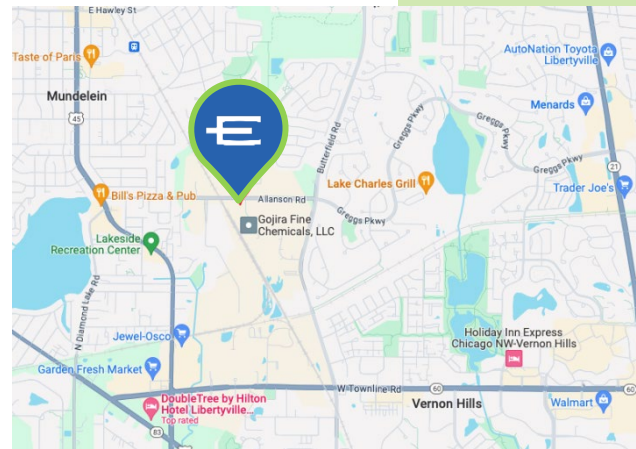
ZONING: M-MU Manufacturing Mixed-Use

PARKING: Ample

CAM: \$2.82 (2025)

RE TAXES: \$1.72 (2025)

LEASE RATE: \$11.00 PSF MG



SCAN FOR LISTING



ENTRE
Commercial Realty LLC

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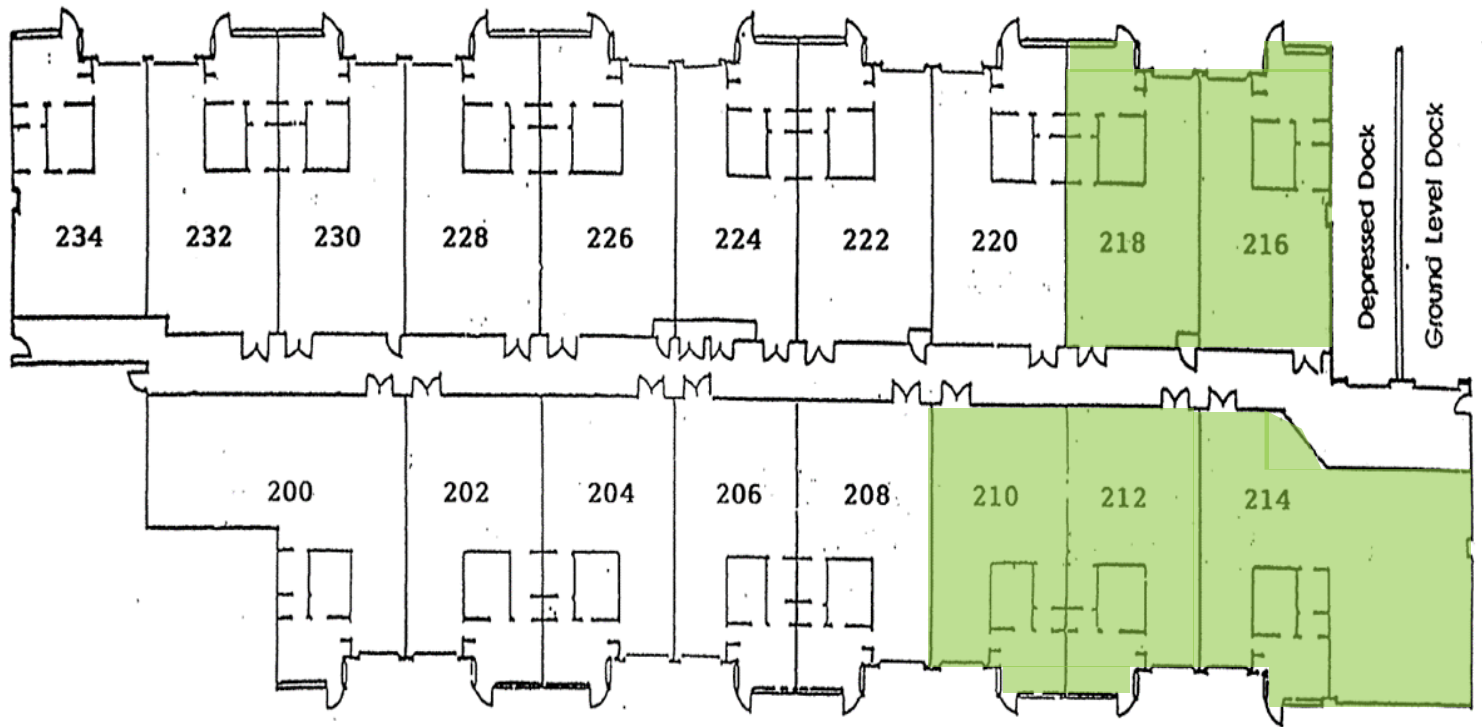
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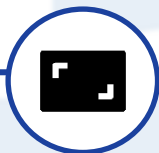
SITE PLAN



Facility Highlights



**PRIVATE DRIVE-IN-
DOOR PER UNIT**



**IDEAL OFFICE TO
WAREHOUSE RATIO**



**ACCESS TO
SHARED LOADING
DOCKS**



**PROFESSIONALLY
OWNED &
MANAGED**

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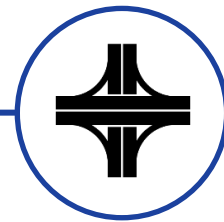
LOCATION



**26 Miles from
O'Hare Intl Airport**



**Low Lake
County Taxes**



**Convenient Access
to I-94 VIA RT. 60**