

For Sale or Lease



Sale Price:
Subject to Offer

Lease Rate:
Subject to Offer

Contact:

Ned Frank

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Colliers

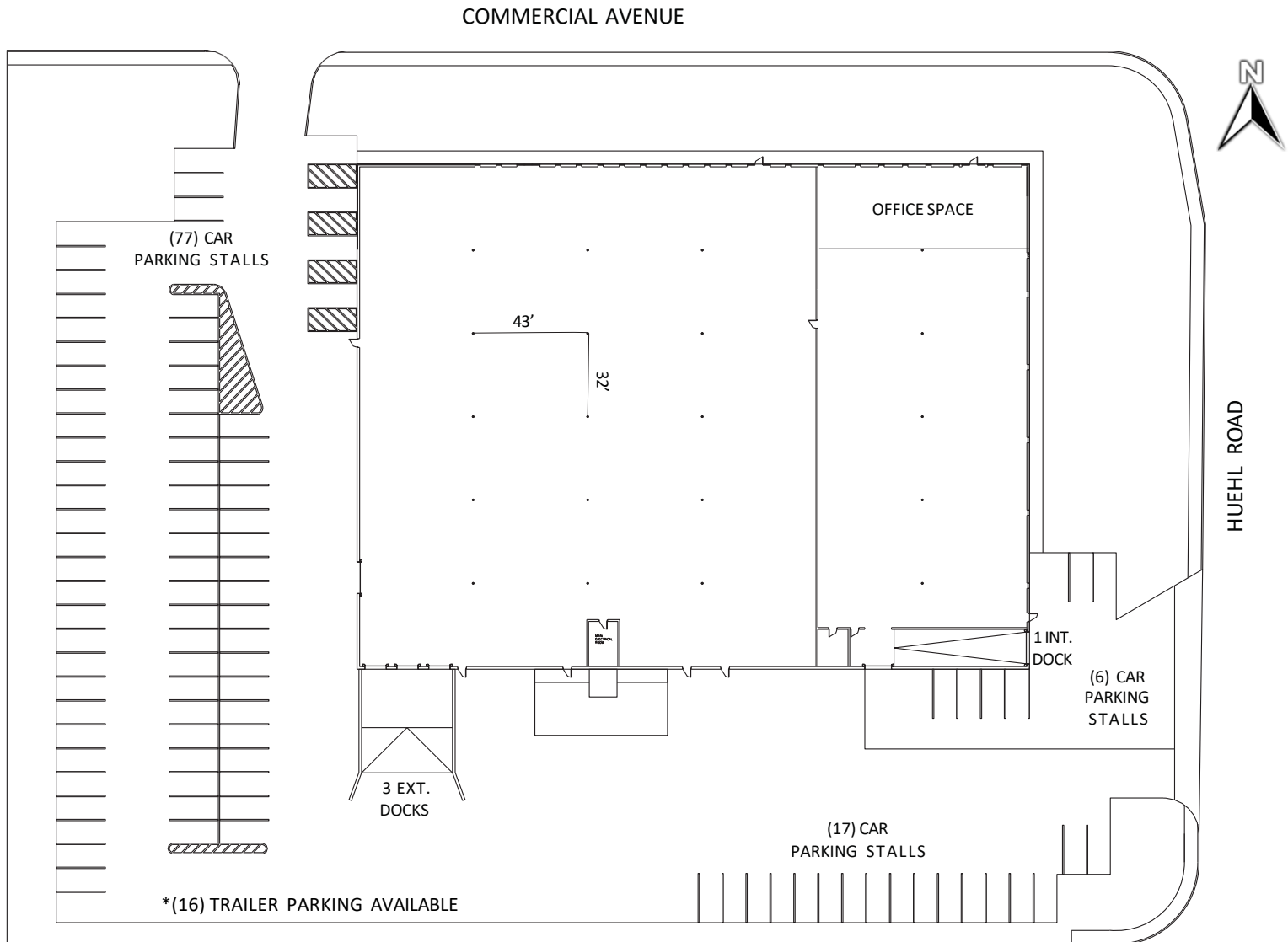
6250 N. River Rd, Suite 11-100
Rosemont, IL 60018
colliers.com/chicago

3401-3411 Commercial Avenue | Northbrook, IL

- Building Size: 48,218 SF
- Available: 16,000 SF - 48,218 SF
- Office Size: Approx. 2,800 SF
- Land Size: 2.90 Acres
- Clear Height: 16'
- Loading: 3 Exterior Docks,
1 Interior Docks, 2 DIDs
- Parking: Approx. 100 Cars, 16 Trailers
- Year Built: 1973 / Remodeled: 2020
- Sprinkler: Wet
- Power: 1600Amp + 600Amp - TBV
- Class 6B Taxes: \$1.10 PSF (2024)
- **Asking Lease Rate: Subject to Offer**
- **Asking Sale Price: Subject to Offer**
- Outdoor storage potential
- Single or multi-tenant building
- Located on the Corner of Commercial Ave and Huehl Rd in Sky Harbor Business Park
- ±1 mile to both North / South interchanges at I-294
- 19 minutes to O'Hare International Airport
- 27 miles to Chicago / Downtown 'Loop'

Accelerating success.

Site Plan

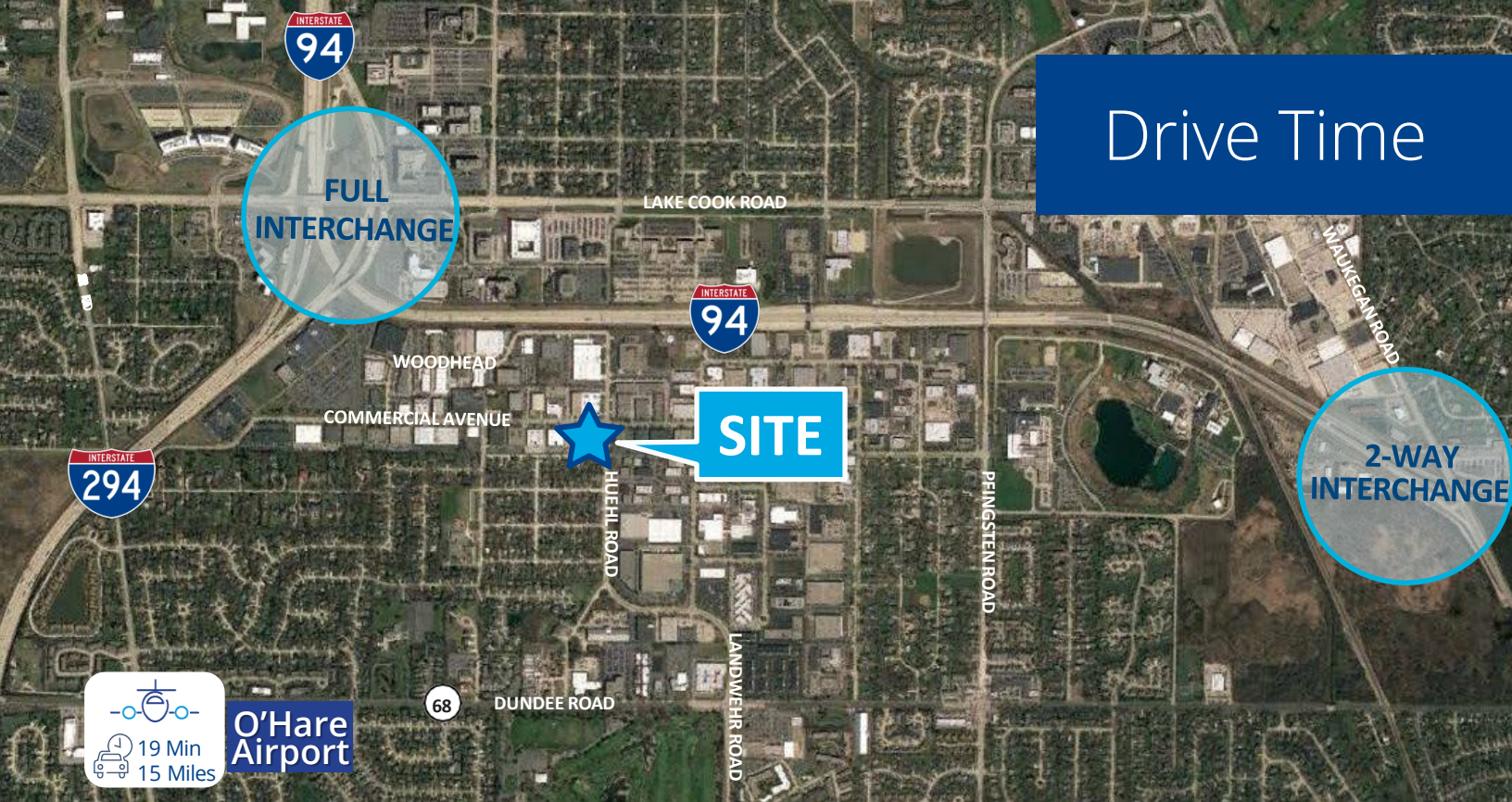


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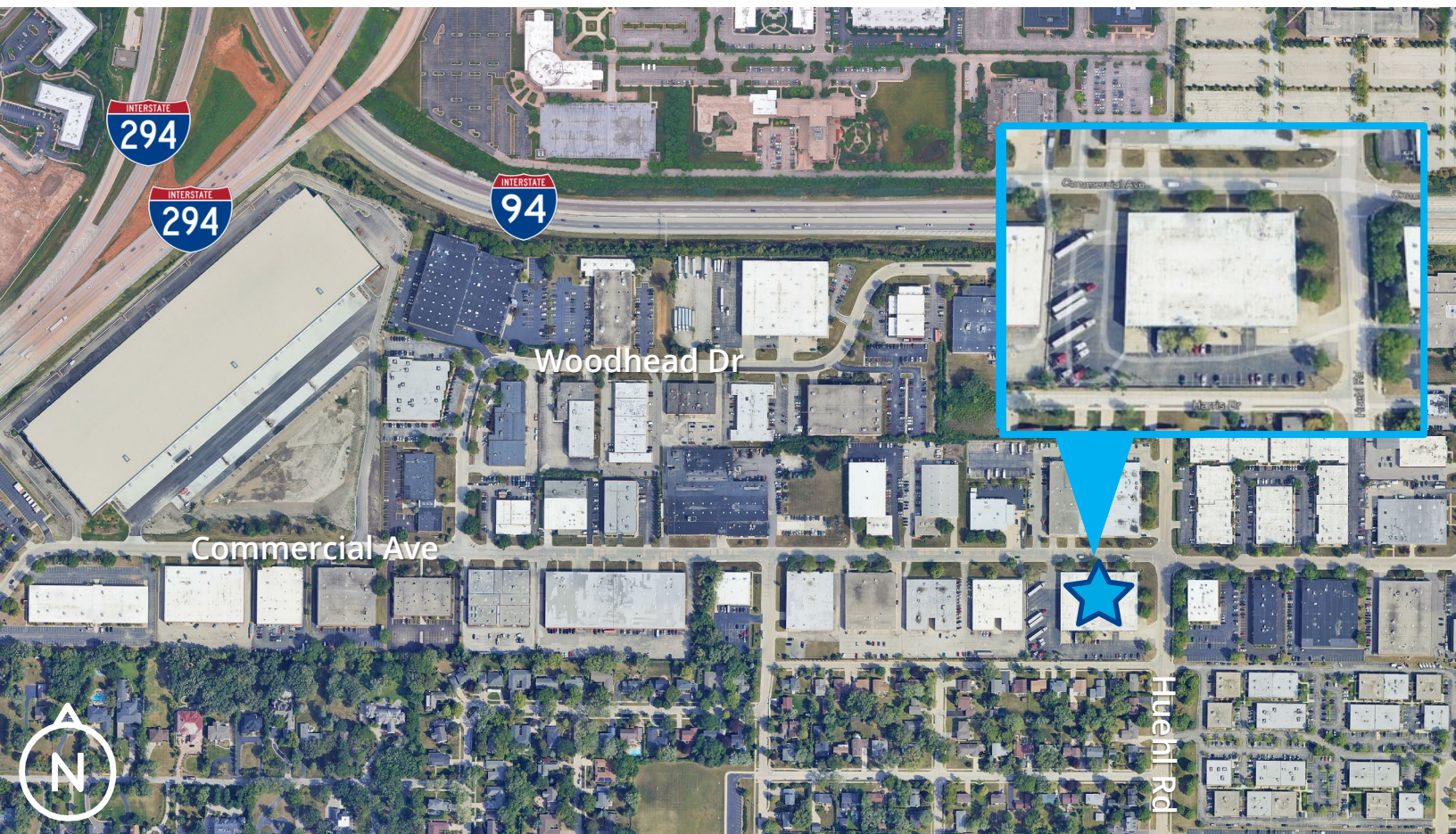
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Drive Time

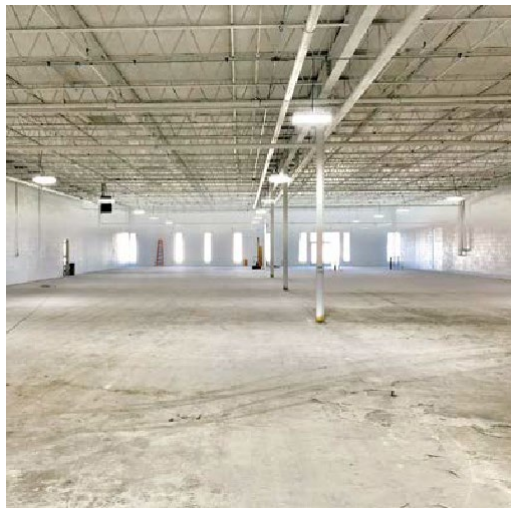


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