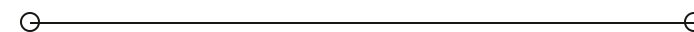


**AVAILABLE FOR IMMEDIATE OCCUPANCY**

## For Sale or For Lease

**28041 N BRADLEY RD- BUILDINGS A & B**

Lake Forest, IL 60045



**PRESENTED BY:**

**JOHN JOYCE, CCIM SIOR**

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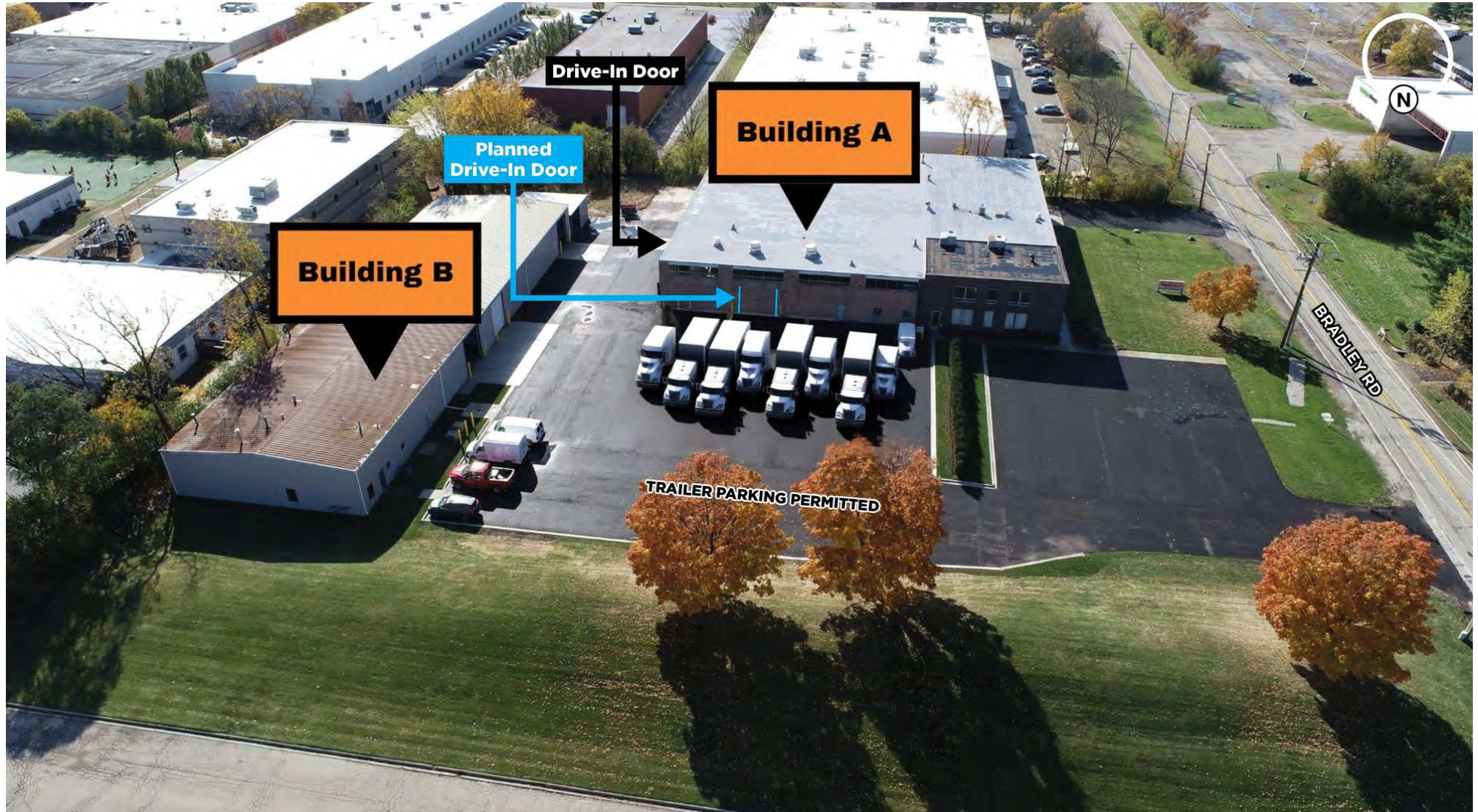
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## POTENTIAL FOR TRAILER PARKING | VIRTUALLY ALTERED IMAGE



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PROPERTY SUMMARY



FULLY RENOVATED IN 2025 10 TRAILER PARKING STALLS	
OFFERING SUMMARY	
SALE PRICE:	Subject To Offer
LEASE RATE:	Subject To Offer
AVAILABLE SF:	23,482 SF
LOT SIZE:	2,82 Acres
YEAR BUILT:	1985
RE TAXES:	\$1.00 PSF (2023)

PROPERTY DESCRIPTION

Rare two-building industrial opportunity on 2.82 acres in the Lake Forest business park with immediate access to I-94, Route 41, and major Lake County corridors. Building A totals 23,482 SF and has been fully renovated in 2025 with epoxy warehouse floors, painted walls, upgraded lighting, new HVAC, new roof, improved storm drainage, rebuilt parking lot, concrete pad, and new landscaping. It offers 18' clear height, 1,200 AMP / 220V 3-phase power, a 1-ton crane, two interior docks (one with a leveler), and one drive-in door with another proposed. Building B totals 12,000 SF, is fully leased, and features four drive-in doors, providing steady income for an owner/user or investor.

The property's 2.82-acre lot provides ample car parking, outdoor storage, or trailer parking for up to 10 units, and benefits from LI (Light Industrial) zoning with very low real estate taxes at approximately \$1.00/SF. This is an ideal blend of income stability and user space in one of Lake County's most desirable industrial locations.

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Fully Renovated in 2025
- One (1) 1 Ton Crane
- Epoxy Floors- Multiple Layers of Epoxy Resin Applied for Durability
- New Parking Lot with Concrete Pad
- New Roof
- Fresh Paint Throughout Office and Warehouse Areas
- Motorized DID Opener
- New LED Lighting Throughout
- New Landscaping
- 2nd Floor Office Not Included in Total Floorplate

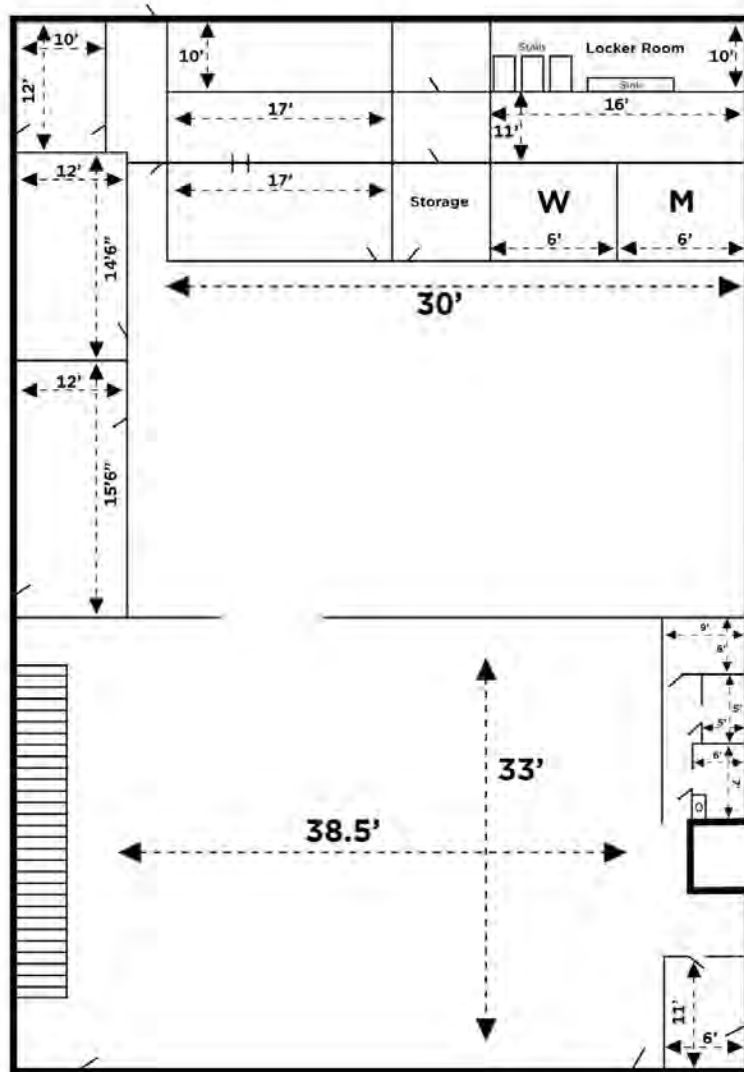
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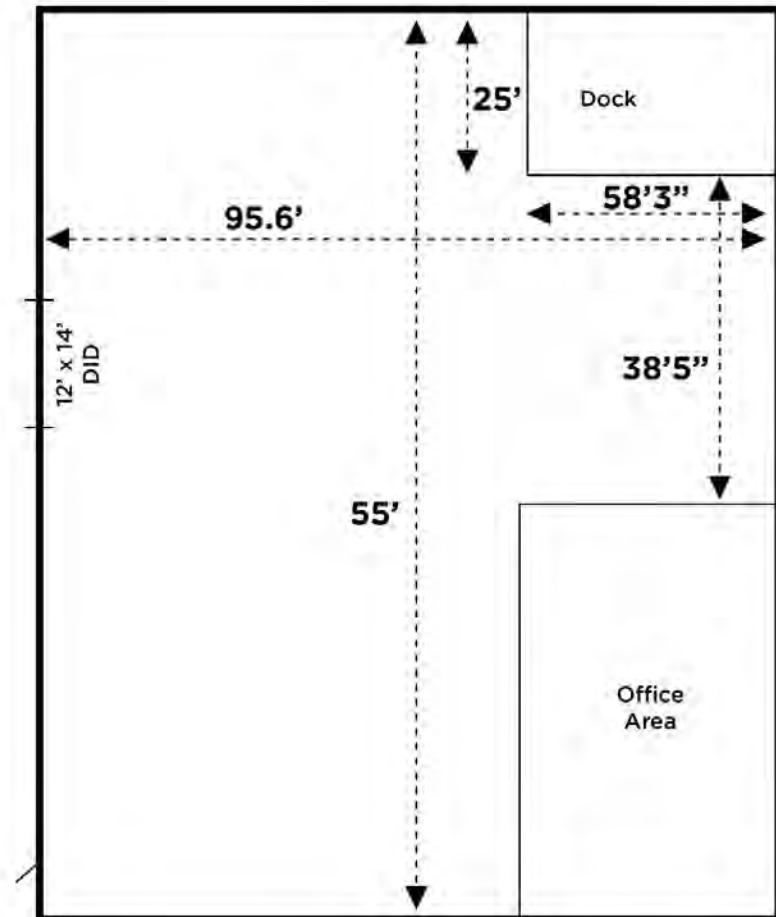
OFFERING SUMMARY

LOADING- BUILDING A	2 Int. Docks (one with leveler)/ 1 Drive-In Door and 1 proposed Drive-In Door
LOADING- BUILDNG B	4 Drive-In Doors
OFFICE SIZE- BUILDING A	3,640 SF (1st Floor) 1,768 SF (2nd Floor)
CLEAR HEIGHT:	18'
POWER:	1200 AMP- Building A 800 AMP- Building B
BAY SIZE:	40'x30'

## OFFICE PLAN



## WAREHOUSE PLAN



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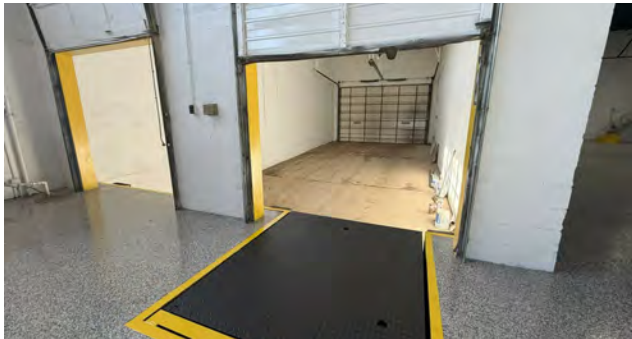
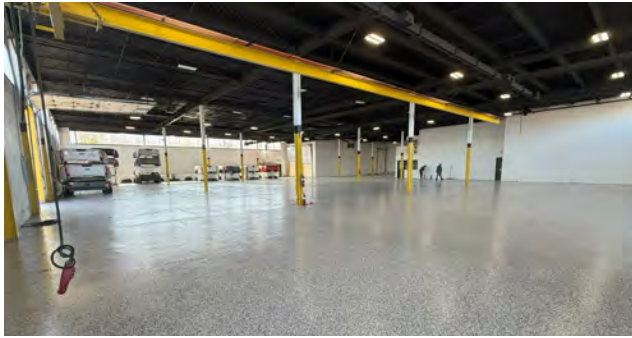
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## ADDITIONAL PHOTOS



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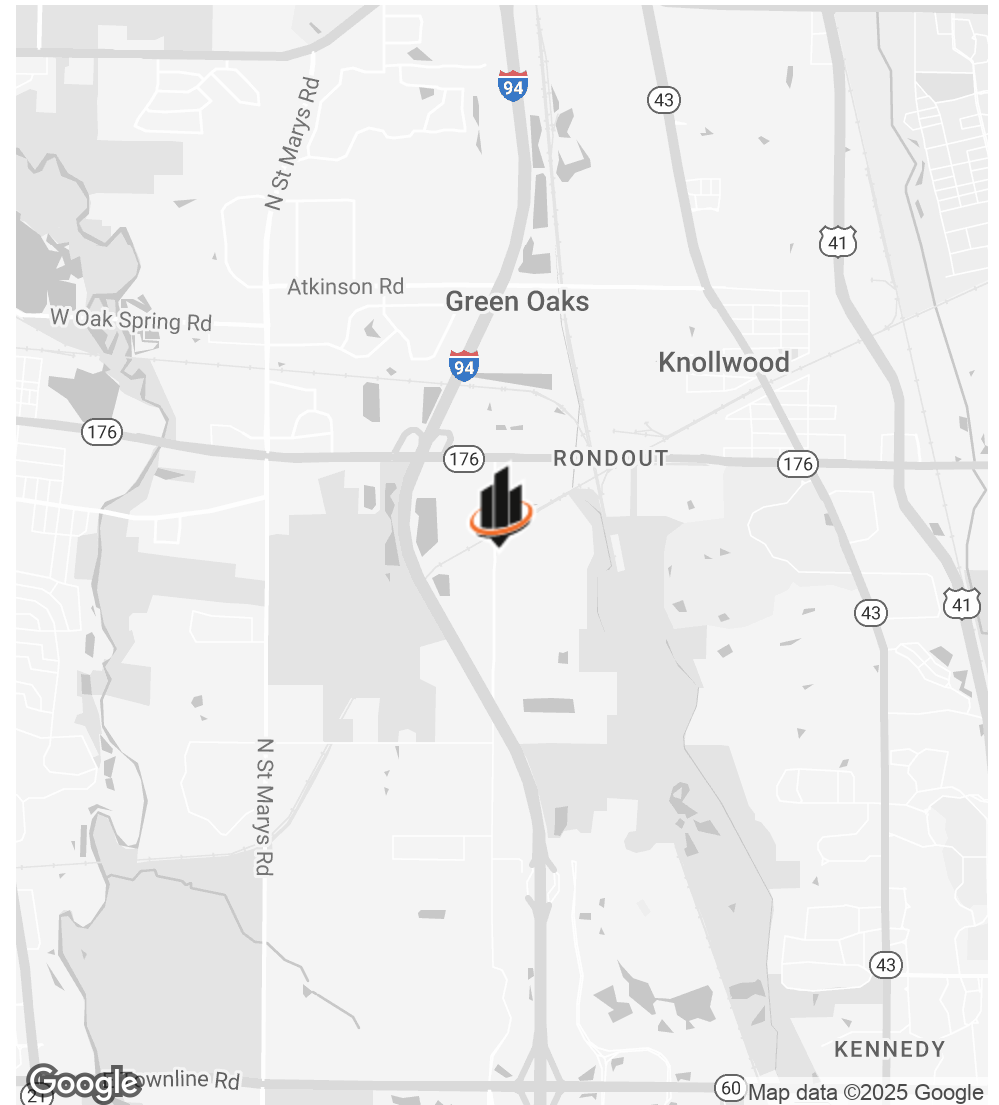
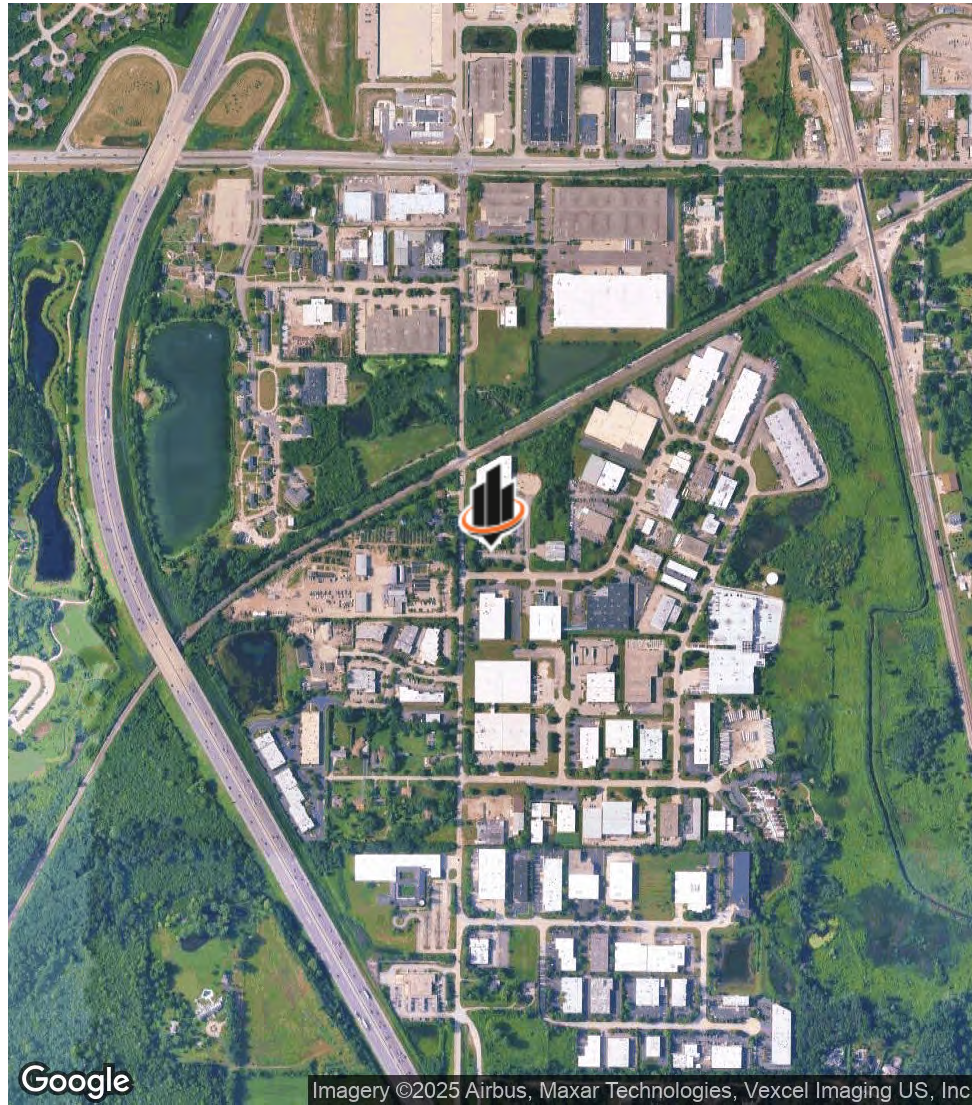
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**28041 N BRADLEY RD** | Lake Forest, IL 60045

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## LOCATION MAPS



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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