

2725 Shermer Rd - Northbrook, IL

Available: 14,086 SF on 3.1 acres



Truck Repair & Maintenance Facility with Trailer Parking

AVAILABLE: 14,086 SF

OFFICE: 3,110 SF (2 stories – 1,555 SF per floor)

BUILDING SIZE: 14,086 SF

LOT SIZE: 3.1 acres (~2.75 acres improved)

LOADING: 11 DIDs - 15' H x 22' W

BAY SIZES: No columns; 70' x 134' Clearspan

CLEAR HEIGHT: 16' - 20'

POWER: 800 Amps (confirm)

Sprinklered: Yes

ZONING: I2 [[Click Here for Zoning Ordinance](#)]

AGE: 1983

PARKING: Ample vehicle & trailer parking

REAL ESTATE TAXES: \$63,416 (\$4.50 PSF) - 2023

- Premier infill location
- 5 potential drive-thru bays
- Floor drains & triple catch basins
- Truck/trailer parking (40-50 stalls+)
- Clear span building
- Vehicle repair infrastructure throughout facility
- Former UPS® maintenance facility



LEASE RATE: SUBJECT TO OFFER

SALE PRICE: SUBJECT TO OFFER

SCAN FOR LISTING



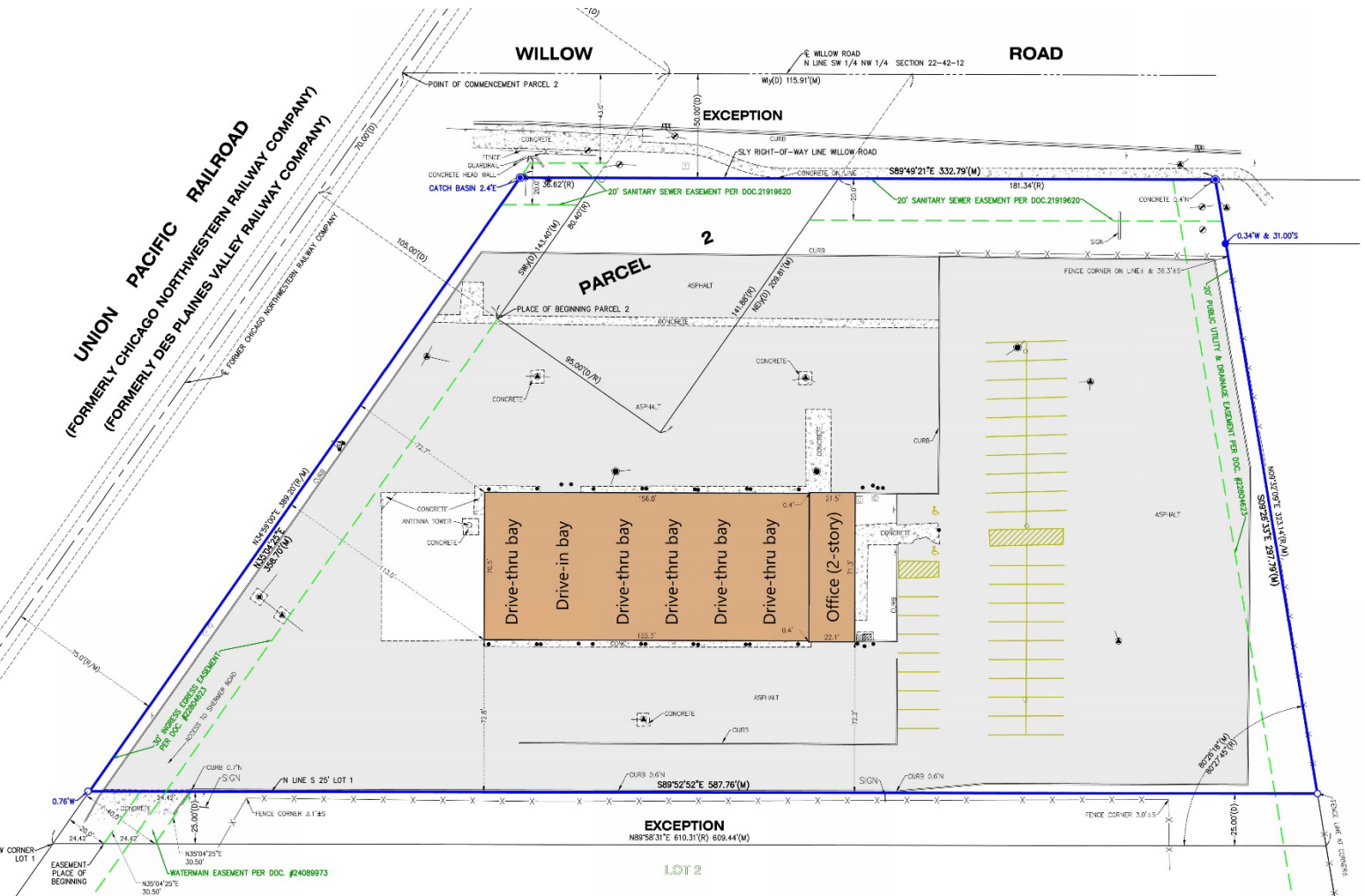
ENTRE
Commercial Realty LLC

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SITE PLAN



Parcel ID #'s:

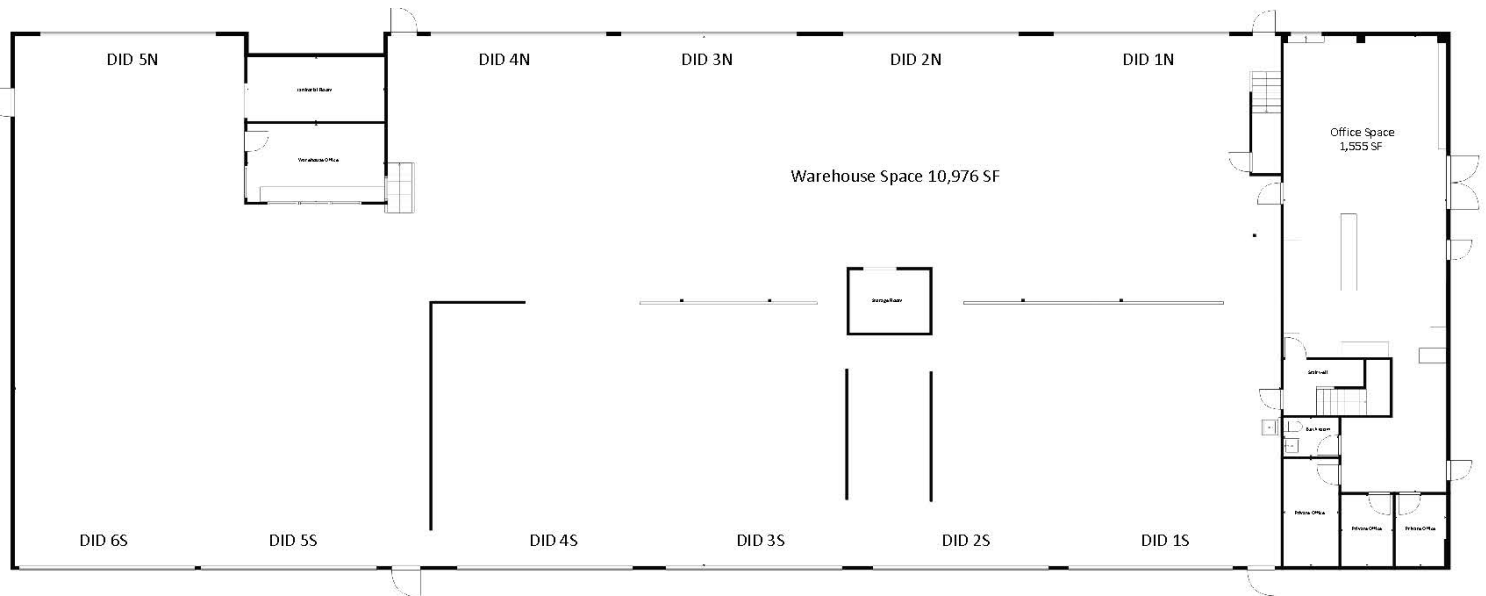
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04-22-101-018

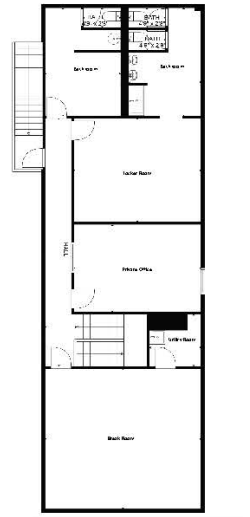
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FLOOR PLAN

First Floor



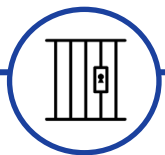
Second Floor



EXTERIOR



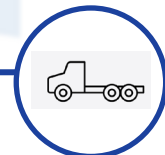
Facility Highlights



SECURED LOT



CLEAR SPAN



**TRAILER
PARKING**



**MAINTENANCE
BAYS**

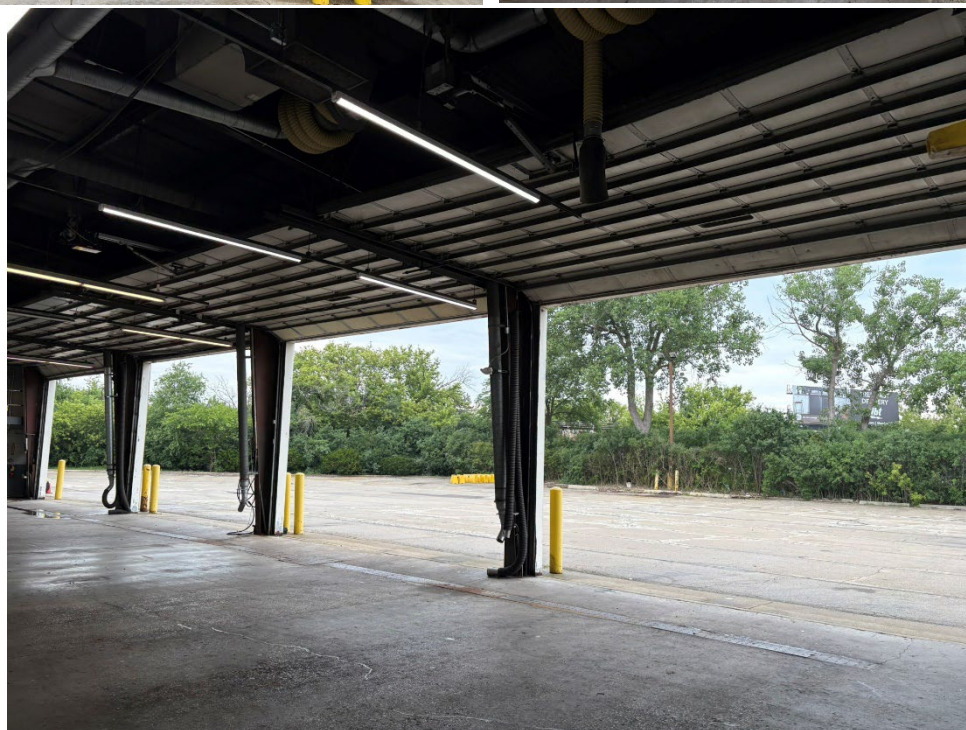
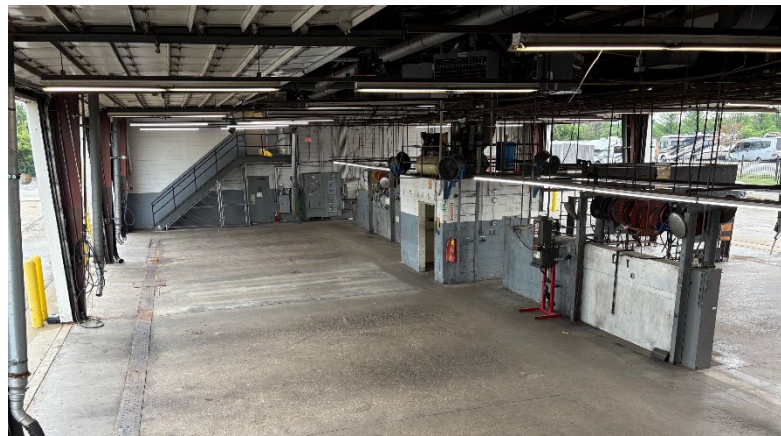
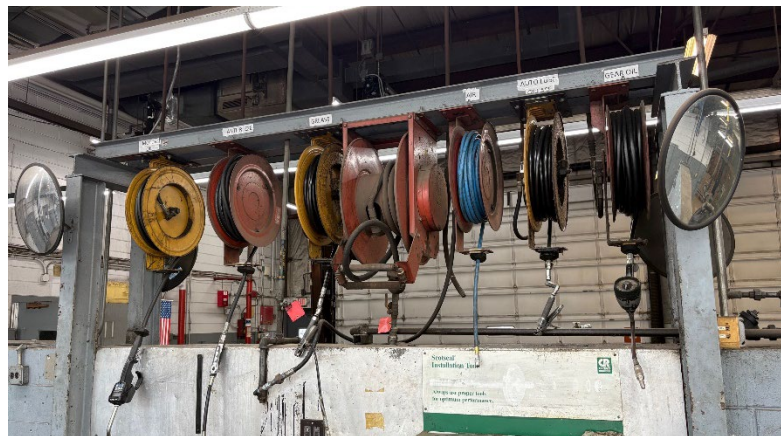
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PHOTOS



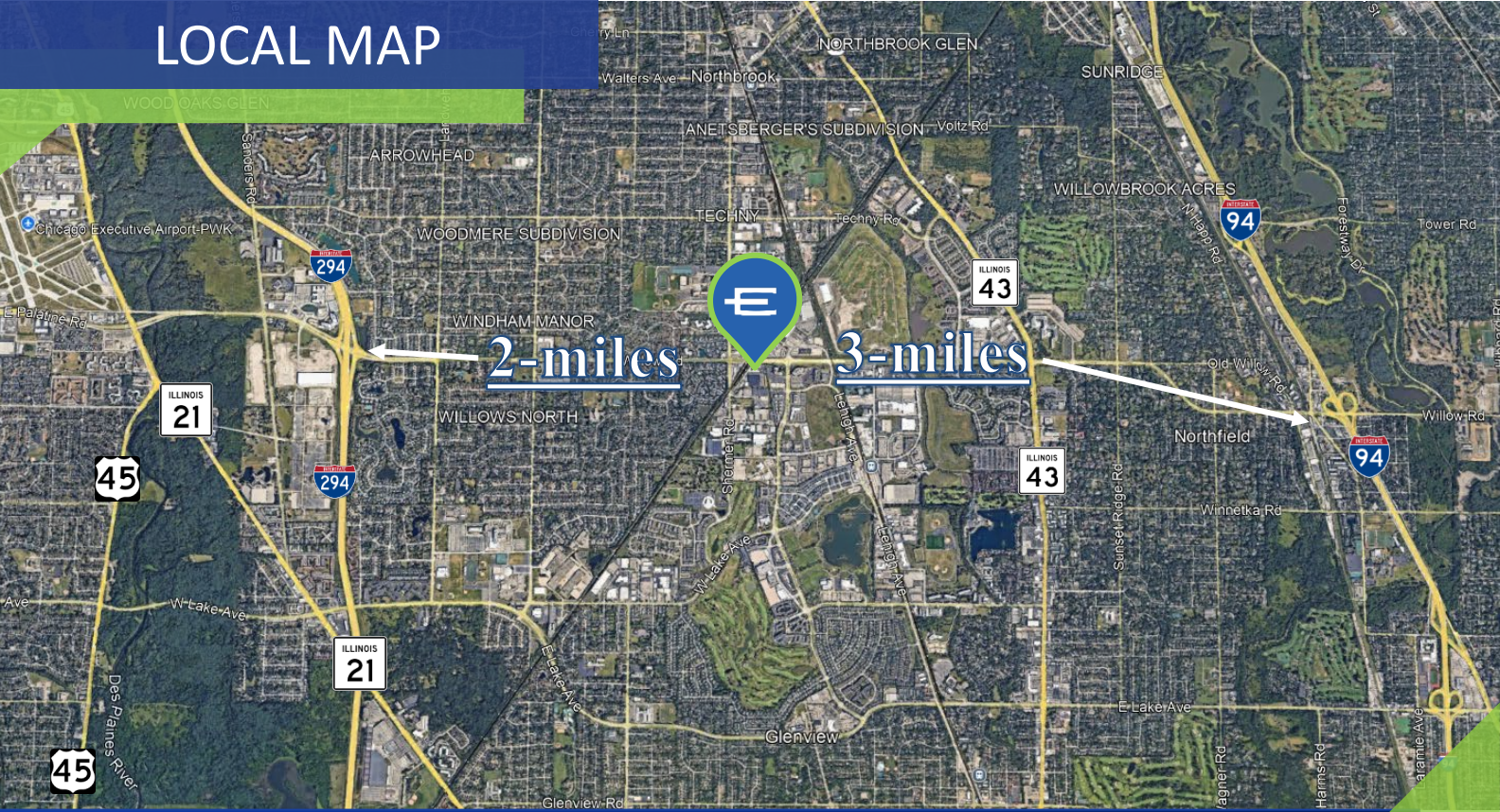
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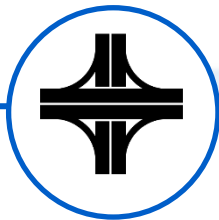
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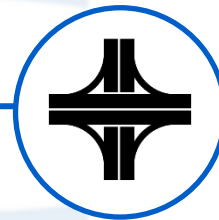
LOCAL MAP



SCAN FOR MAP VIEW



**2 miles from I-294
Interchange**



**3 miles from I-94
Interchange**

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LOCATION



2725 Shermer Rd - Northbrook, IL



**20 minutes from
O'Hare Intl
Airport**



**60 minutes from
Milwaukee
Mitchell Intl
Airport**