

For Sale

13,875 SF

Colliers



570 Oakwood Road | Lake Zurich, IL

Sale Price:

Subject to Offer

Contact:

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Colliers

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

Building Size: Approx. 13,875 SF

Office Size: Approx. 7,750 SF
Class A Office

Acres: 1.60 AC (69,696 SF)

Loading Docks: 1 Exterior Dock

Drive-Ins: 1 (12'w x 12' h)

Zoning: I-1

Clear Height: 15'

Sprinkler: Yes

Power: 400a/3-phase - TBV

Parking: Approx. 28 Cars

Year Built: 1985

Asking Sale Price: **Subject to Offer**

- Stand-alone flex / warehouse building
- ±10.2 miles to both North / South interchanges at I-94
- 26 minutes to O'Hare International Airport
- 40 miles to Chicago / Downtown 'Loop'

Accelerating success.

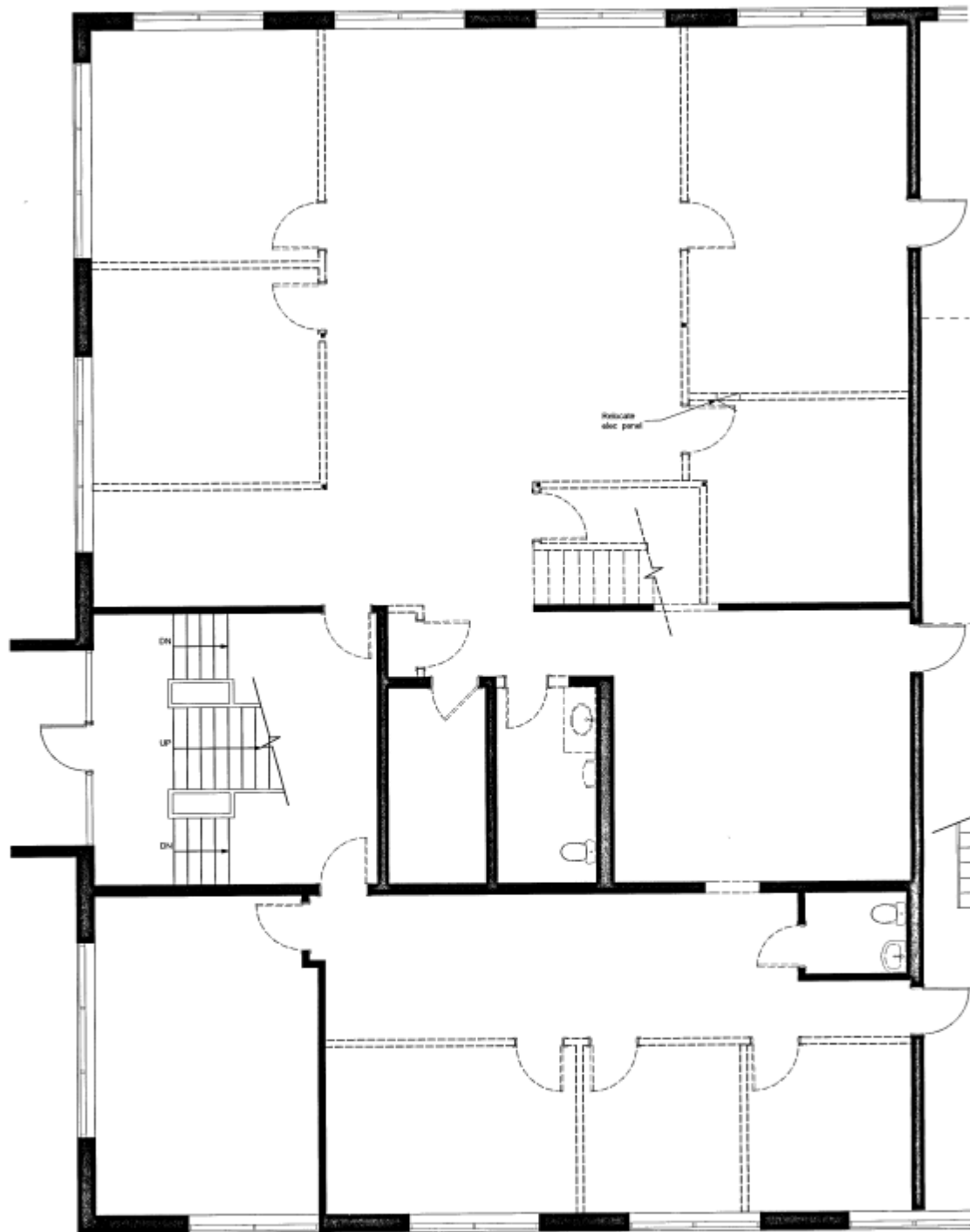
The site plan illustrates a residential development with four distinct lots, each containing a house and associated structures. The layout is defined by various dimensions and bearings, with utility lines and easements clearly marked. The plan is oriented with North at the top.

- Parcel 1:** Located in the upper right, it features a large house with a brick wall, a concrete driveway, and a concrete retaining wall. The lot is bounded by a 162.51' line to the east and a 401.60' line to the north.
- Parcel 2:** Located in the upper left, it contains a smaller house with a concrete driveway and a concrete retaining wall. The lot is bounded by a 162.51' line to the east and a 401.60' line to the north.
- Parcel 3:** Located in the lower right, it features a large house with a brick wall, a concrete driveway, and a concrete retaining wall. The lot is bounded by a 162.51' line to the east and a 401.60' line to the north.
- Parcel 4:** Located in the lower left, it contains a smaller house with a concrete driveway and a concrete retaining wall. The lot is bounded by a 162.51' line to the east and a 401.60' line to the north.

The plan also shows surrounding roads, including Oakwood Road and a Railroad Spur, as well as utility lines and easements. Key features include a large house on Parcel 1, a smaller house on Parcel 2, and a large house on Parcel 3. The plan is oriented with North at the top.



First Floor Office Site Plan



1 First Floor
SCALE: 3/16" = 1'-0"

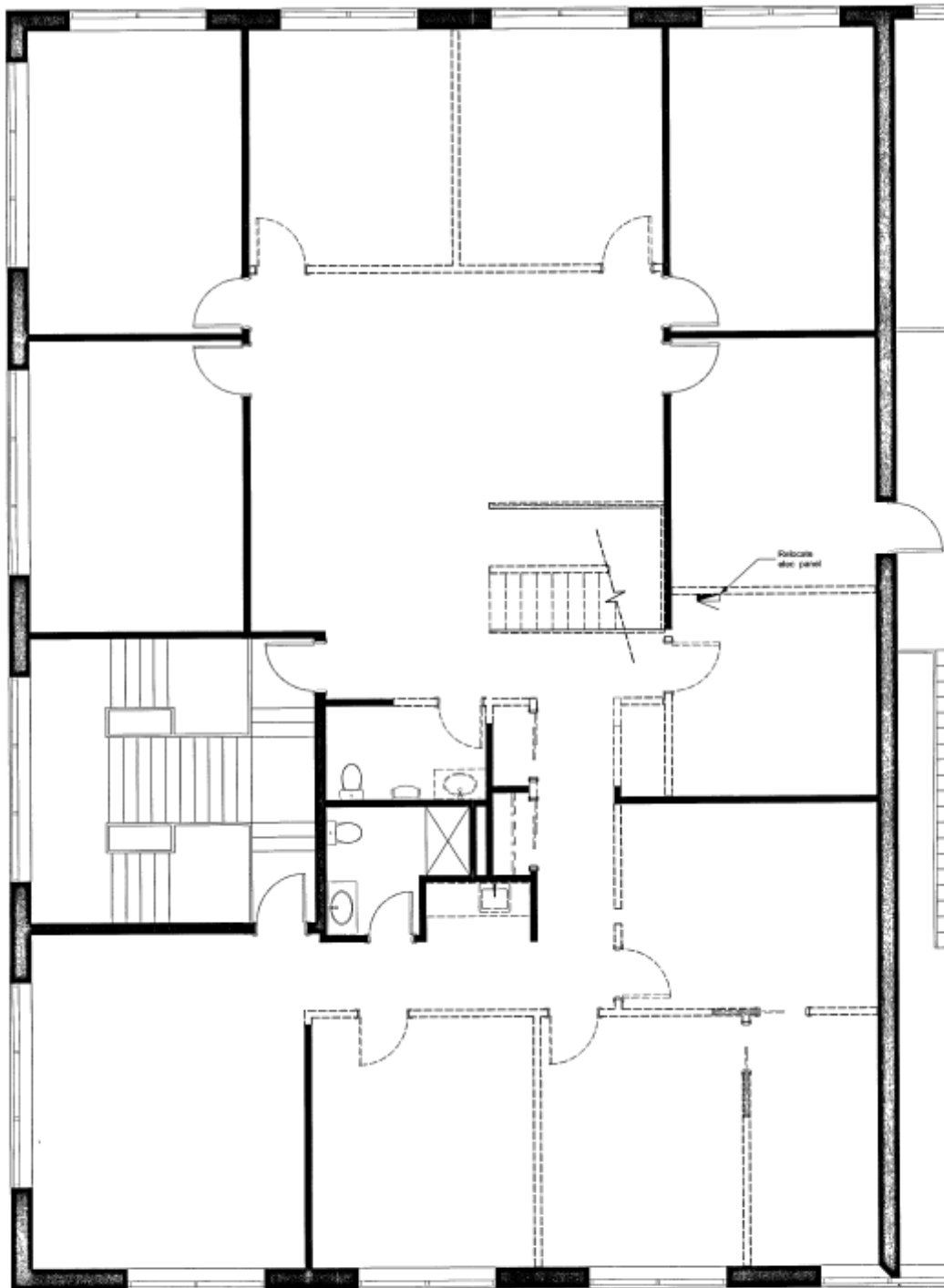
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Second Floor Office Site Plan



2 Second Floor
SCALE: 3/16" = 1'-0"

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Drive Time

SITE



19 MIN
10.2 MILES

22 MIN
13.7 MILES

FULL
INTERCHANGE

FULL
INTERCHANGE

FULL
INTERCHANGE

FULL
INTERCHANGE

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