

**13970 W POLO  
TRAIL DR.**

LAKE FOREST, IL

**FULLY AIR-CONDITIONED**



**44,300 SF  
AVAILABLE**

**ERIC FISCHER** | Vice Chair | +1 847 720 1369 | [eric.fischer@cushwake.com](mailto:eric.fischer@cushwake.com)

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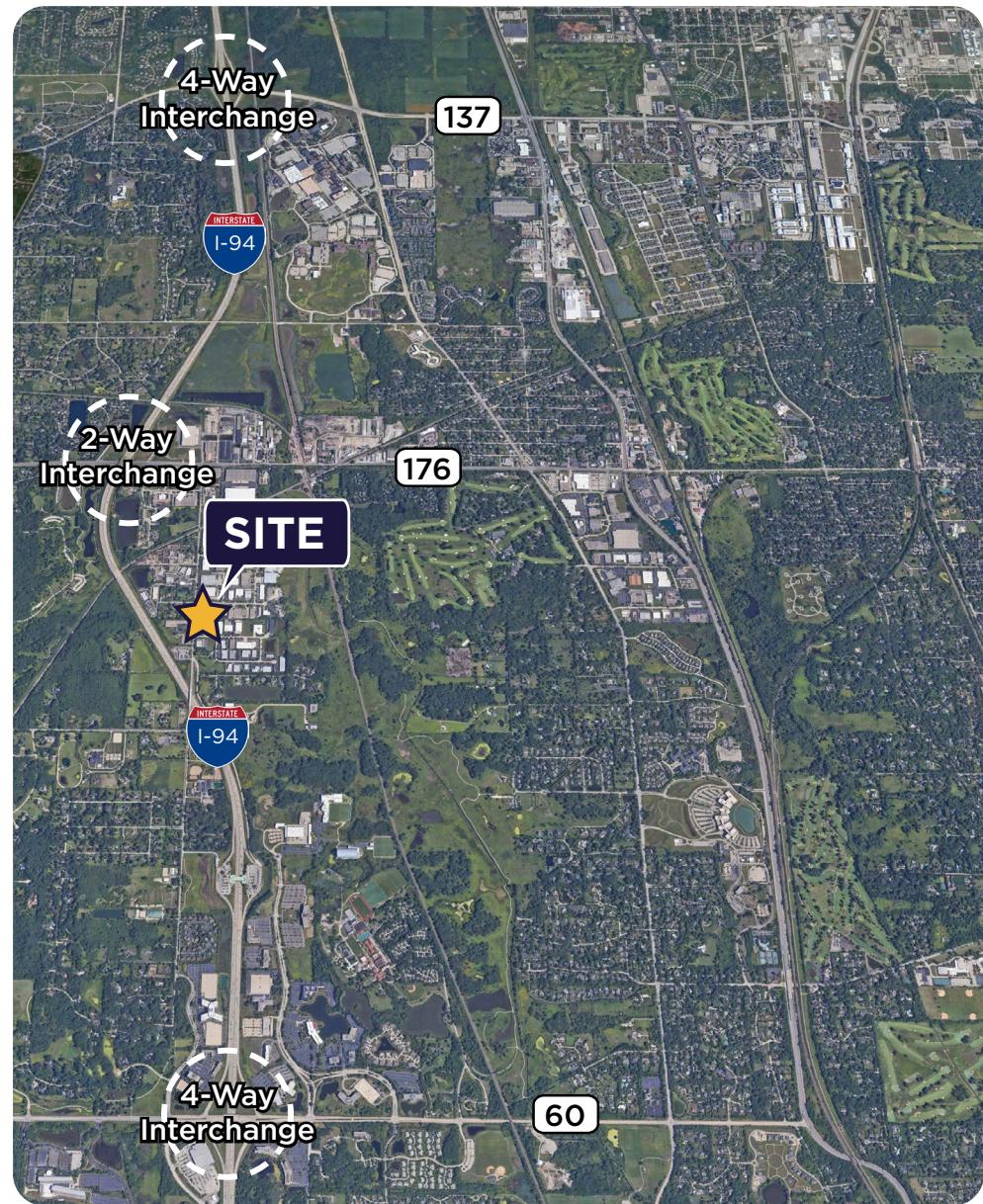
 **CUSHMAN &  
WAKEFIELD**

# PROPERTY FEATURES

Total Building Size:	44,300 SF
Office Size:	5,640 SF
Site Size:	2.26 Acres
Year Built:	1996
Parking:	55 Spaces
Clear Height:	23'
Interior Docks:	4
Drive-in Door:	1
Power:	1600 Amps

- Fully air-conditioned
- Warehouse is fully sprinklered/Class IV Commodity
- Exposure on Bradley Road
- Easy Access to I-94 at Rockland Road and Route 60
- Low Lake County Taxes

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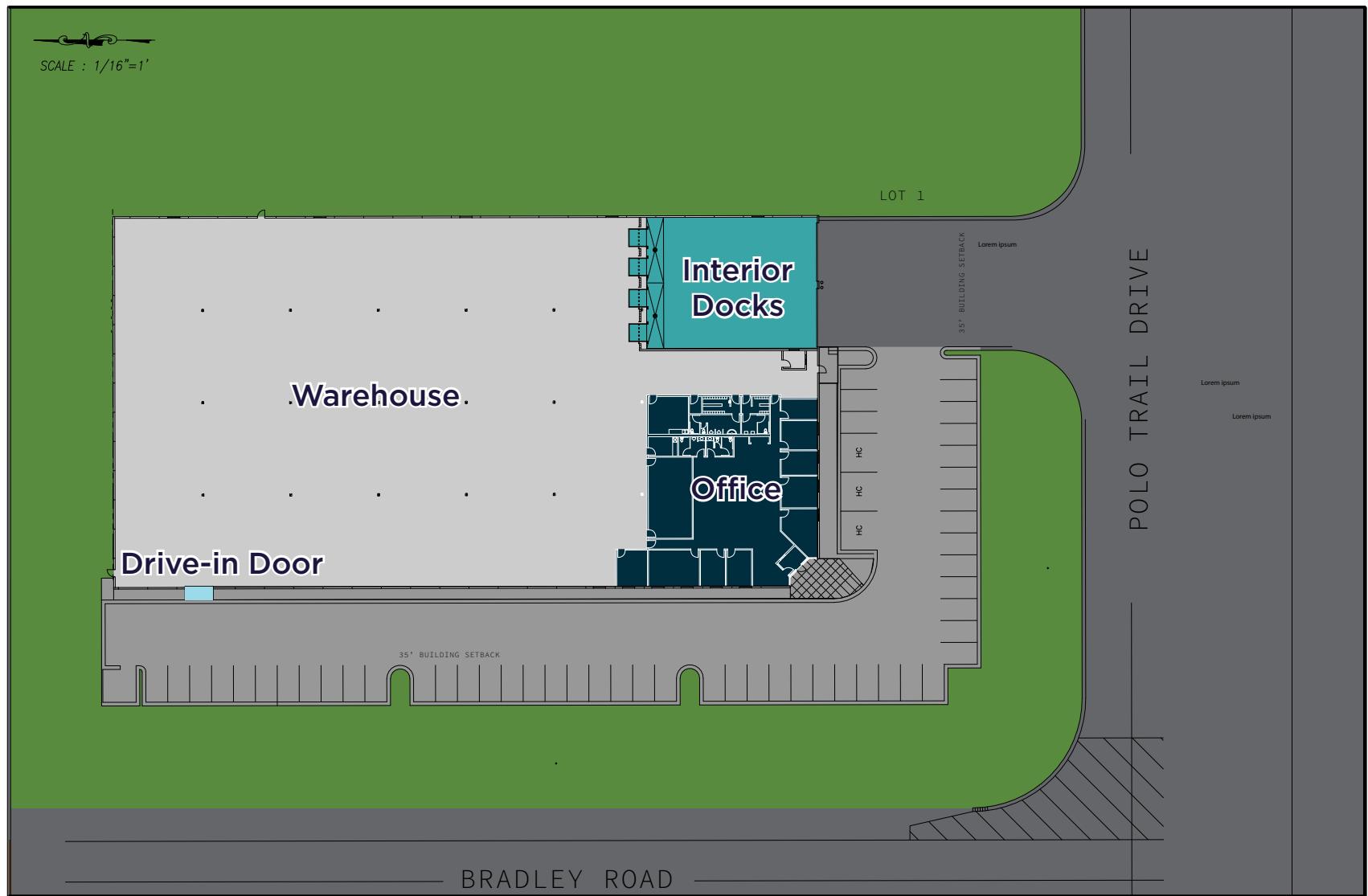
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# EXISTING SITE PLAN

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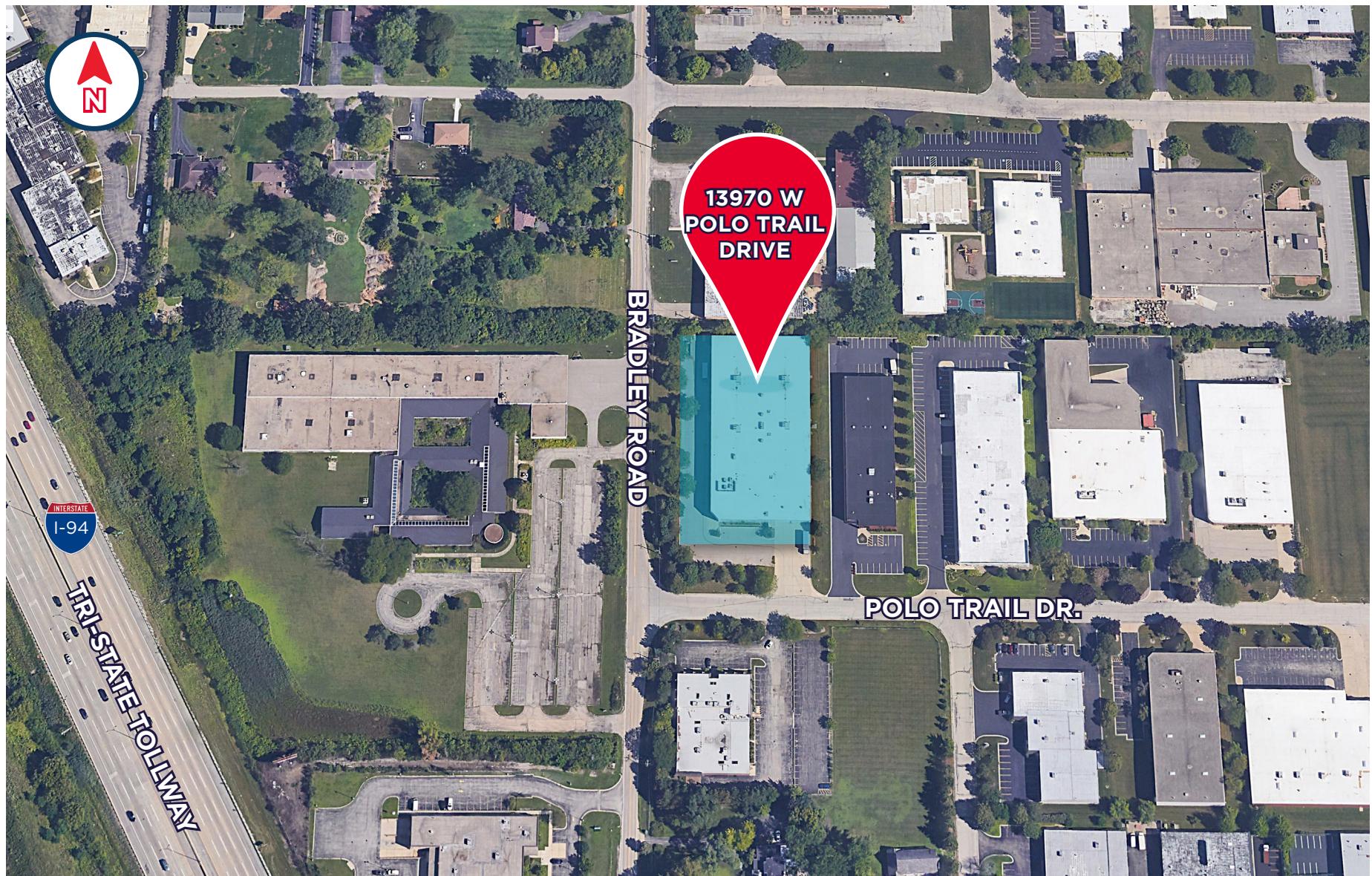
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# AERIAL VIEW

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