



BROWN
COMMERCIAL GROUP, INC.

2,520 - 3,080 SF

Industrial Property For Lease

13705 W. IRMA LEE CT., LAKE FOREST, IL 60045

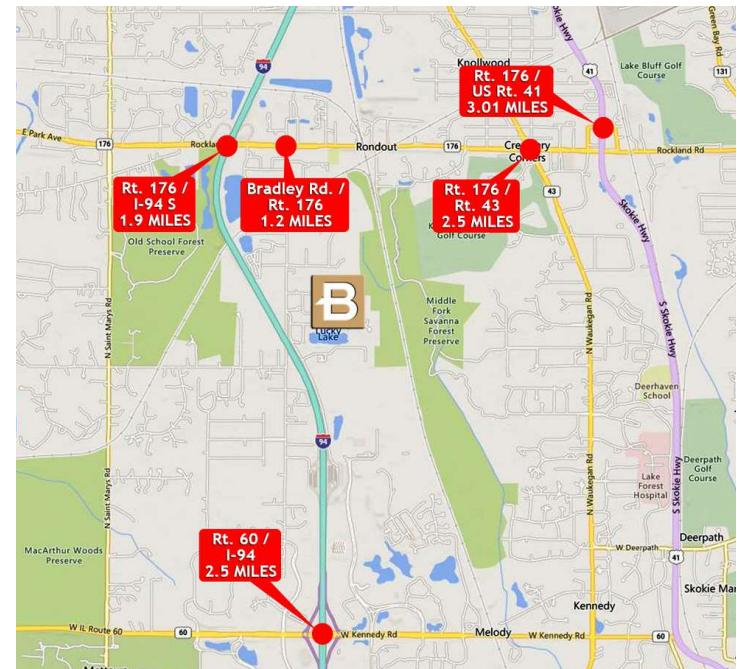


LOCATION DESCRIPTION

Established industrial park location with easy access to major transportation routes via nearby Rt. 176, Rt. 60, Rt. 43, US Rt. 41, I-94.

PROPERTY OVERVIEW

- 2,520 SF Unit Available - Expandable to 3,080 SF
- 680 ± SF Offices
- 16'10" Clear Ceilings
- 1 Private Drive-in Door (10' x 9')
- Can add an additional 560 SF of warehouse space which includes shared dock access
- 100% Air Conditioned Unit
- Mezzanine in Warehouse (can be removed)
- 3 Phase Power
- Sprinklers
- Available May 1, 2025
- Lease Rate: \$12.00/SF Modified Gross



COLLIN TYRRELL

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations are made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice.



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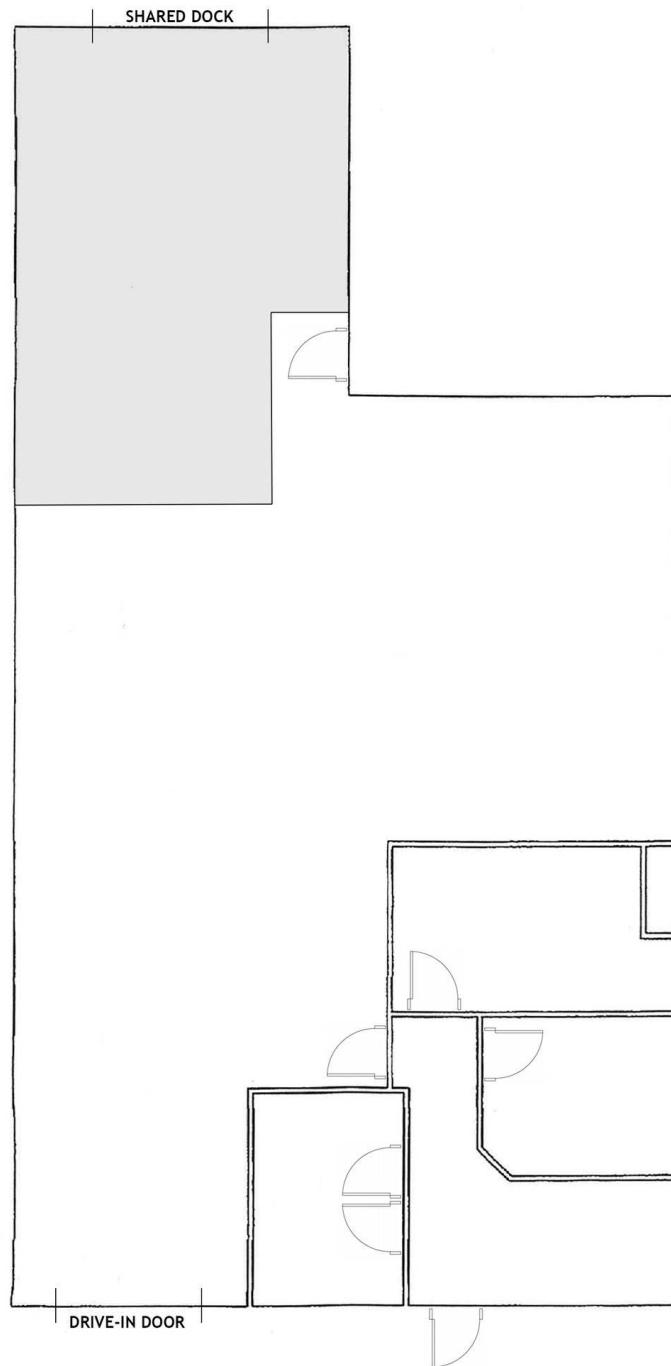


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