

901 Technology Way, Libertyville, IL

± 56,311 - 68,824 SF FOR LEASE

## Heavy Power & Fully Air-Conditioned



## SPECIFICATIONS

AVAILABLE: 68,824 SF (divisible to ~56,311 SF)

OFFICE: ~10,000 SF (includes locker rooms, tech area)

LAND AREA: 3.92 acres

PARKING: 126 cars + trailer parking along building

BAY SIZES: 40' x 40'

YEAR BUILT: 1997

CEILING HEIGHT: 24'

ZONING: I-1

SPRINKLER: ESFR

LOADING: 7 exterior truck docks (DID can be added)

POWER: 12,000 Amps (3 services of 4,000A @ 480V, 3-phase)

**SUBLEASE RATE: \$6.95 PSF, NNN**

RE TAXES: \$1.37 PSF

CAM: \$2.19 PSF (includes HVAC preventative maintenance)

Sublease through 12/31/2027 (longer term available)

### Contact:

Dan Benassi, SIOR and Managing Broker

312-305-2902

[dbenassi@entrecommercial.com](mailto:dbenassi@entrecommercial.com)

Dan Jones, SIOR

847-508-2243

[djones@entrecommercial.com](mailto:djones@entrecommercial.com)

Marc Bartolini

708-256-9615

[mbartolini@entrecommercial.com](mailto:mbartolini@entrecommercial.com)

[www.entrecommercial.com](http://www.entrecommercial.com)

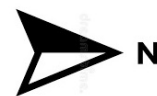
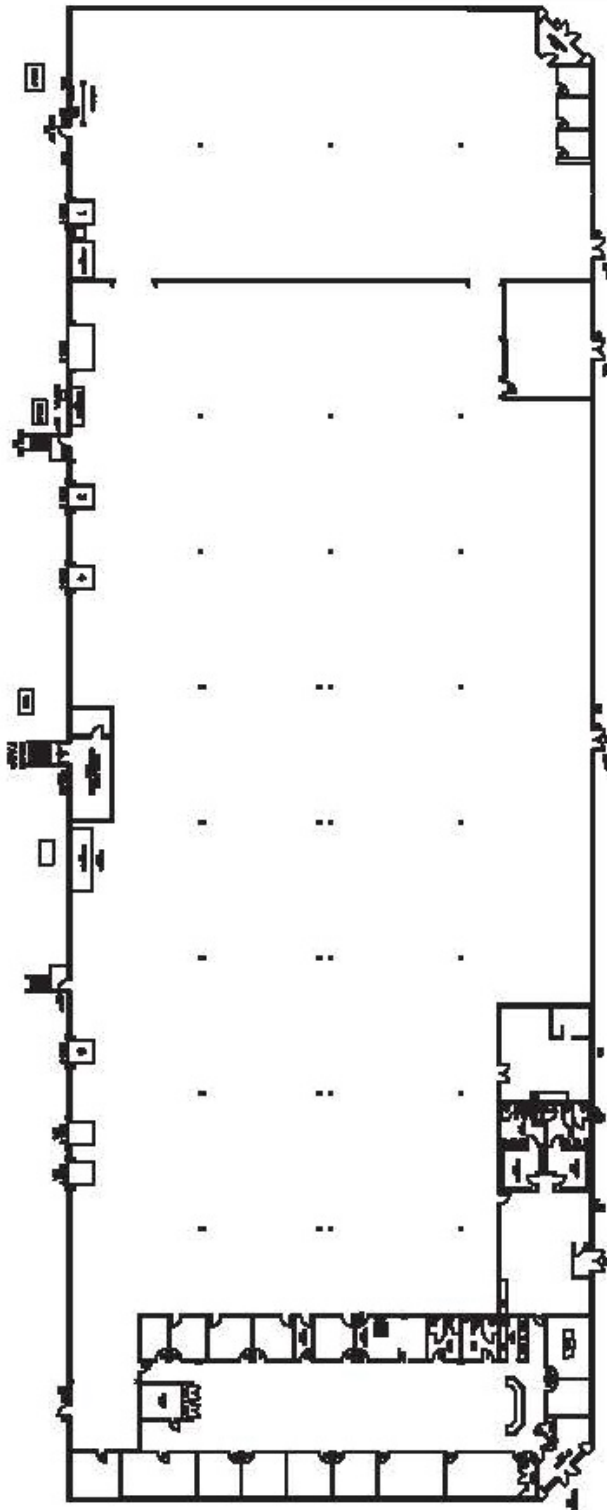
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

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# FLOOR PLAN



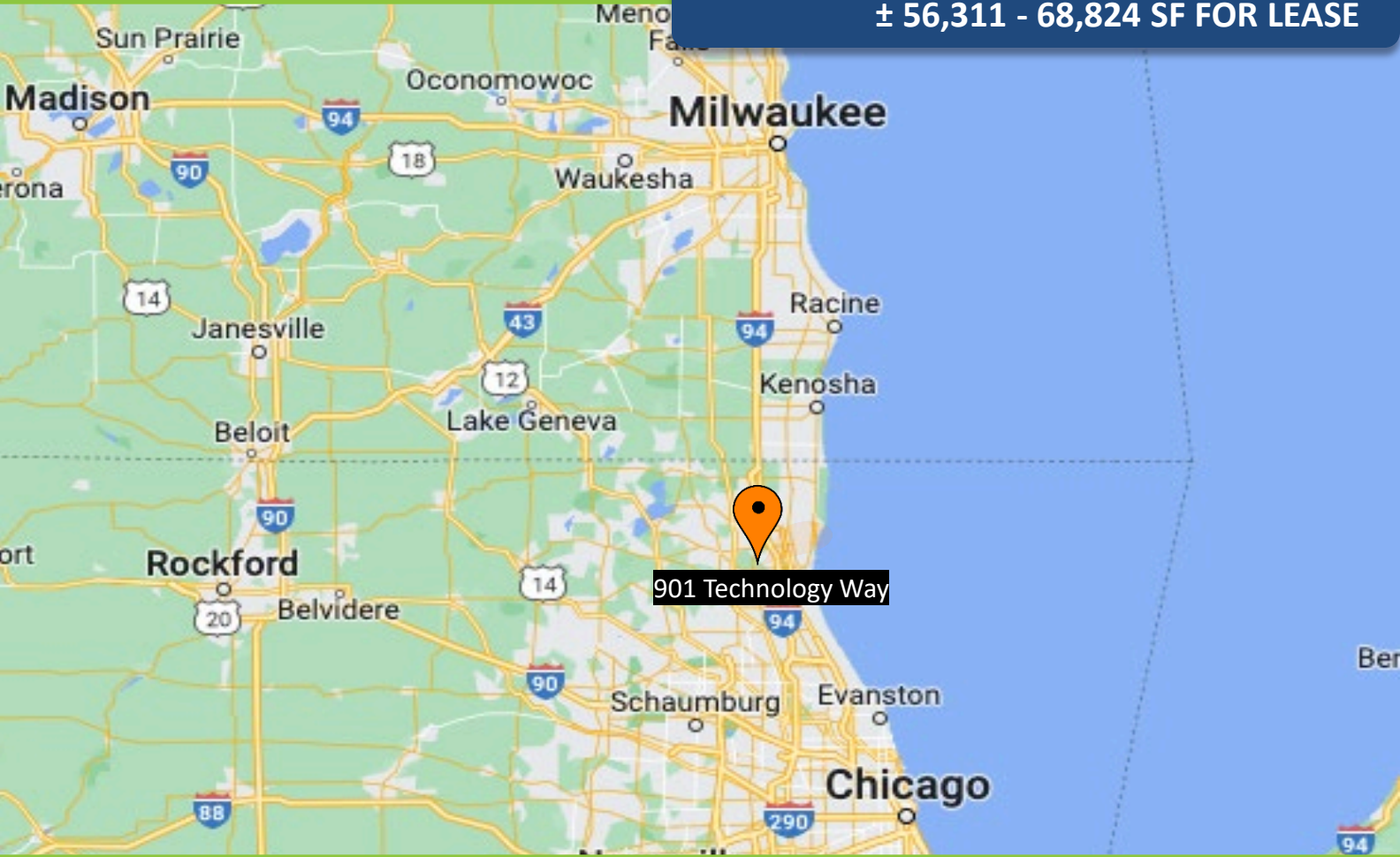
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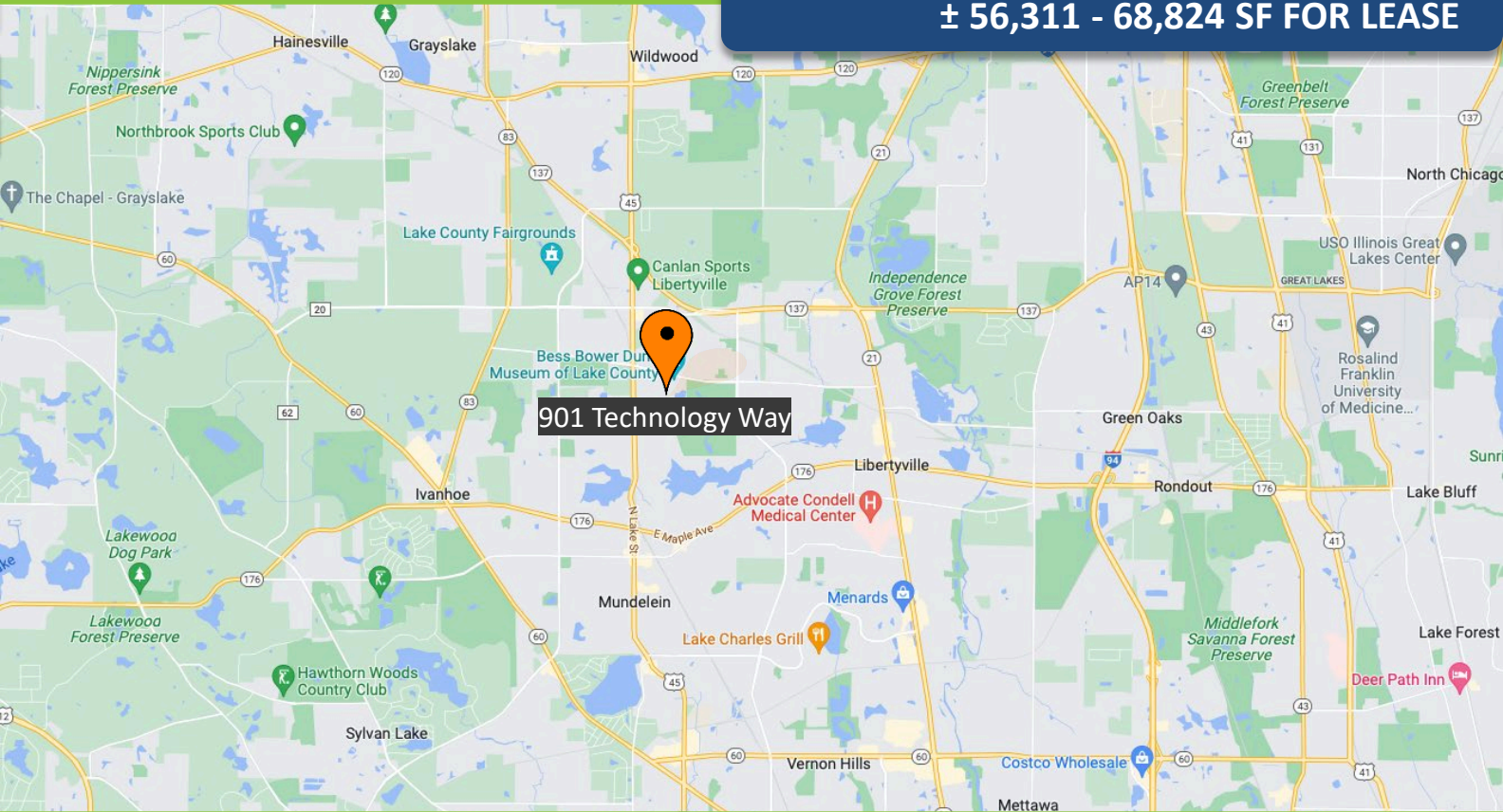
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