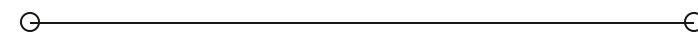


AVAILABLE FOR IMMEDIATE OCCUPANCY

For Sale or For Lease

28041 N BRADLEY RD- BUILDINGS A & B

Lake Forest, IL 60045



PRESENTED BY:

JOHN JOYCE, CCIM SIOR

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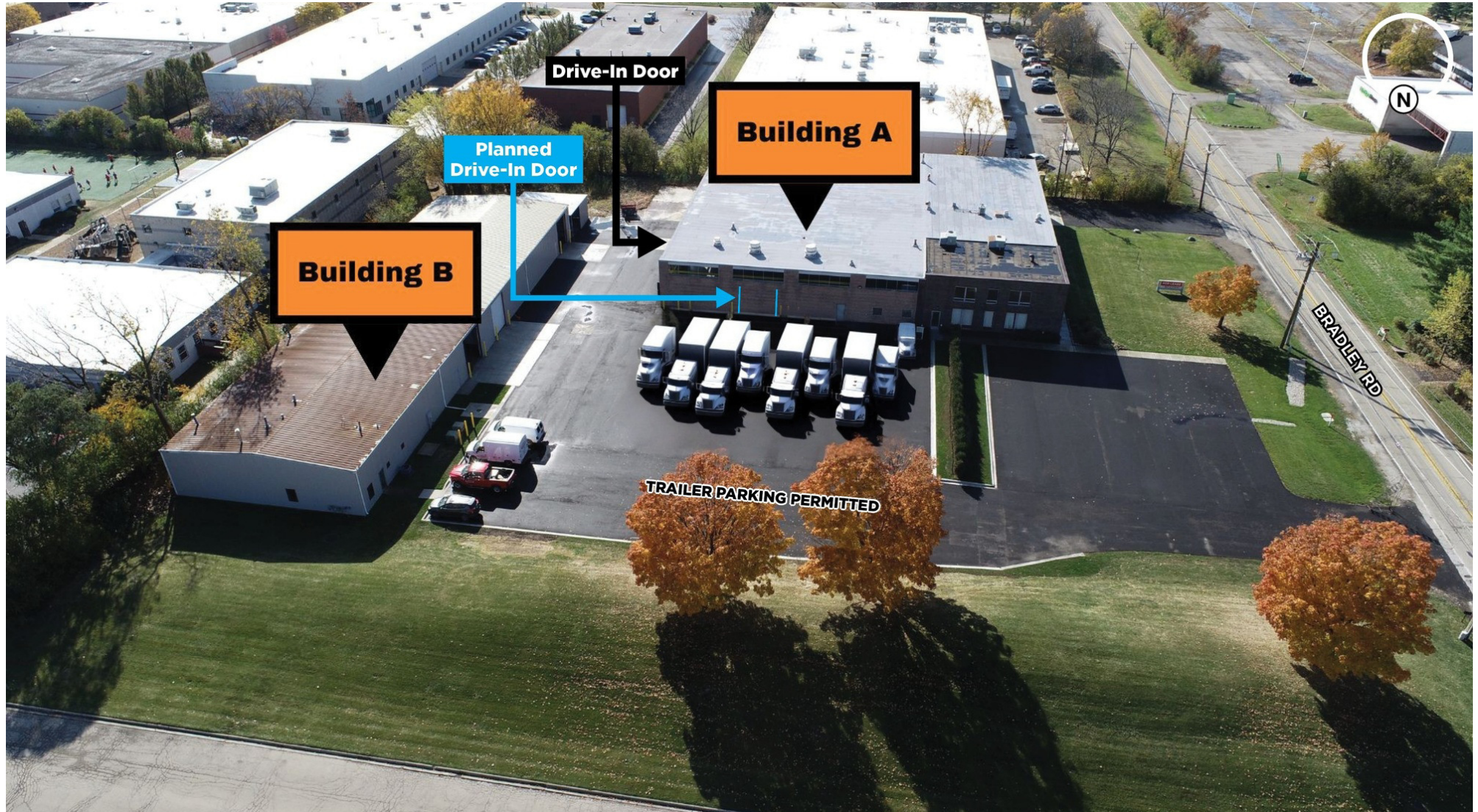
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POTENTIAL FOR TRAILER PARKING | VIRTUALLY ALTERED IMAGE



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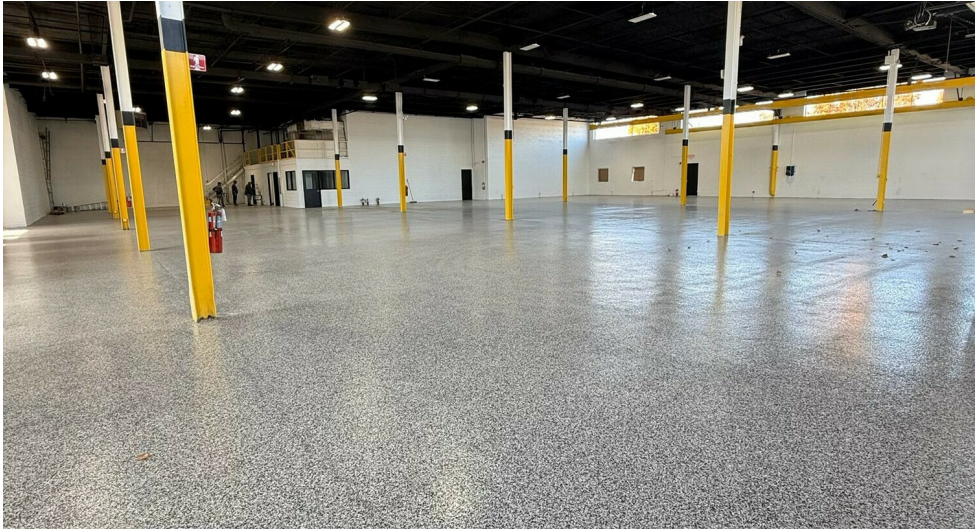
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PROPERTY SUMMARY



FULLY RENOVATED IN 2025 10 TRAILER PARKING STALLS	
OFFERING SUMMARY	
SALE PRICE:	Subject To Offer
LEASE RATE:	Subject To Offer
AVAILABLE SF:	23,482 SF
LOT SIZE:	2,82 Acres
YEAR BUILT:	1985
RE TAXES:	\$1.00 PSF (2023)

PROPERTY DESCRIPTION

Rare two-building industrial opportunity on 2.82 acres in the Lake Forest business park with immediate access to I-94, Route 41, and major Lake County corridors. Building A totals 23,482 SF and has been fully renovated in 2025 with epoxy warehouse floors, painted walls, upgraded lighting, new HVAC, new roof, improved storm drainage, rebuilt parking lot, concrete pad, and new landscaping. It offers 18' clear height, 1,200 AMP / 220V 3-phase power, a 1-ton crane, two interior docks (one with a leveler), and one drive-in door with another proposed. Building B totals 12,000 SF, is fully leased, and features four drive-in doors, providing steady income for an owner/user or investor.

The property's 2.82-acre lot provides ample car parking, outdoor storage, or trailer parking for up to 10 units, and benefits from LI (Light Industrial) zoning with very low real estate taxes at approximately \$1.00/SF. This is an ideal blend of income stability and user space in one of Lake County's most desirable industrial locations.

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Fully Renovated in 2025
- One (1) 1 Ton Crane
- Epoxy Floors- Multiple Layers of Epoxy Resin Applied for Durability
- New Parking Lot with Concrete Pad
- New Roof
- Fresh Paint Throughout Office and Warehouse Areas
- Motorized DID Opener
- New LED Lighting Throughout
- New Landscaping
- 2nd Floor Office Not Included in Total Floorplate

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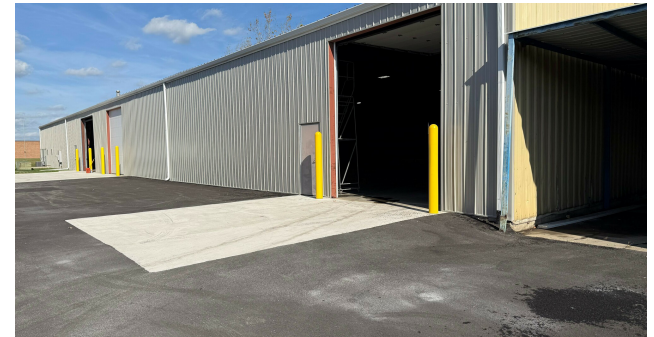
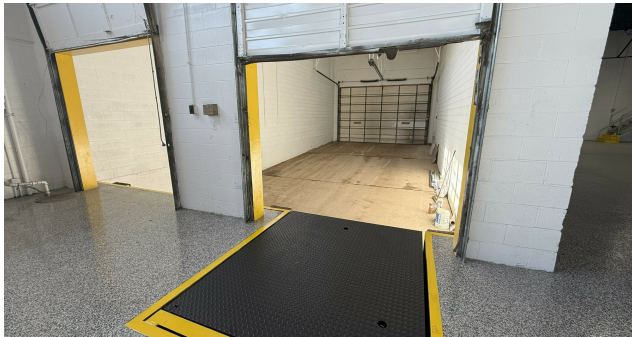
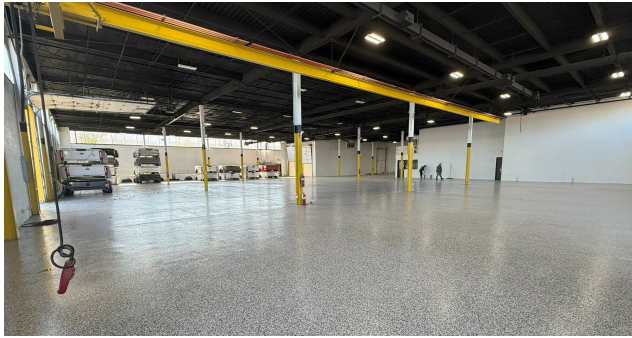
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OFFERING SUMMARY

LOADING- BUILDING A	2 Int. Docks (one with leveler)/ 1 Drive-In Door and 1 proposed Drive-In Door
LOADING- BUILDNG B	4 Drive-In Doors
OFFICE SIZE- BUILDING A	3,640 SF (1st Floor) 1,768 SF (2nd Floor)
CLEAR HEIGHT:	18'
POWER:	1200 AMP- Building A 800 AMP- Building B
BAY SIZE:	40'x30'

ADDITIONAL PHOTOS



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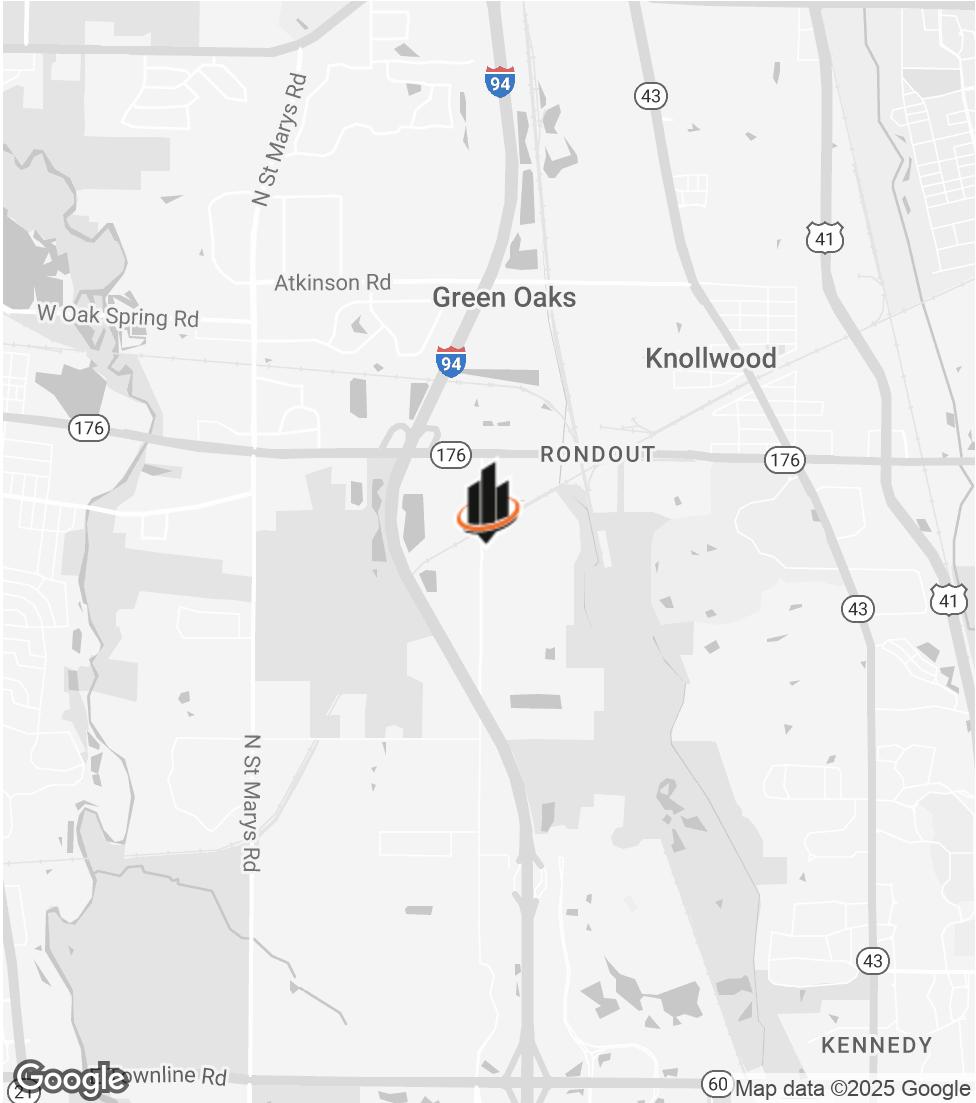
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SVN | CHICAGO COMMERCIAL

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LOCATION MAPS



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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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