

FOR LEASE OR SALE:

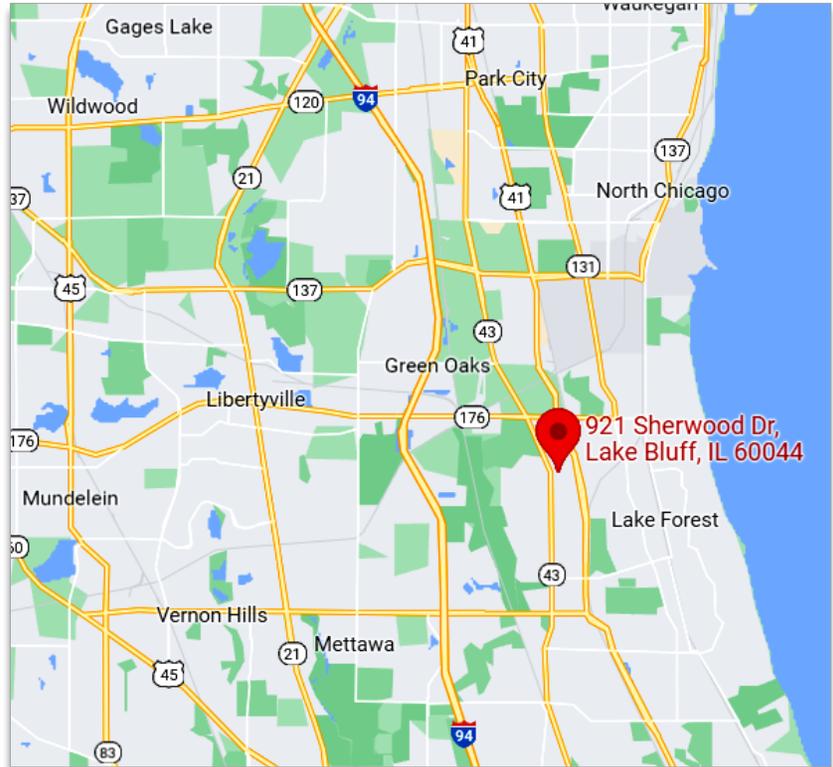
26,496 Sq. Ft. Industrial Warehouse Space
921 Sherwood Drive ▪ Lake Bluff ▪ IL 60044



PROPERTY HIGHLIGHTS:

BUILDING SIZE: 33,696 Sq. Ft.
AVAILABLE SPACE: 26,496 Sq. Ft.
BUILDING TYPE: Office-Warehouse
CONSTRUCTION: Steel/Brick
LOT SIZE: 2.29 Acres
YEAR BUILT: 1979
OFFICE AREA: 1,500 Sq. Ft.,
750 Sq. Ft. is 2nd Floor
Bonus Space
CEILING HEIGHT: 18' Clear
ELECTRICAL: 600 Amps
HVAC: Office Only
DOCKS: 2 Interior with Levelers
OVERHEAD DOORS: 3 Overhead Doors:
12'x16', 10'x10', 8'x10'H.
PARKING: Approximately 35 Spaces
SPRINKLERED: Yes, Wet System
BASE RENT: \$7.50 Sq. Ft. Gross
PURCHASE PRICE: STO
AVAILABILITY: Now

COMMENTS: Very functional warehouse space with skylights, triple basin drains, 2 interior docks, 3 overhead doors, and large paved area in rear of building.



[Google Maps Link](#)

DIRECTIONS: IL-43 N/Waukegan Road to Sherwood Drive (between IL-60 and IL-176), East on Sherwood Drive to building #.

Contact: Ralph Huszagh @ 847-977-9040 (Cell) / jcf.ralph@sbcglobal.net

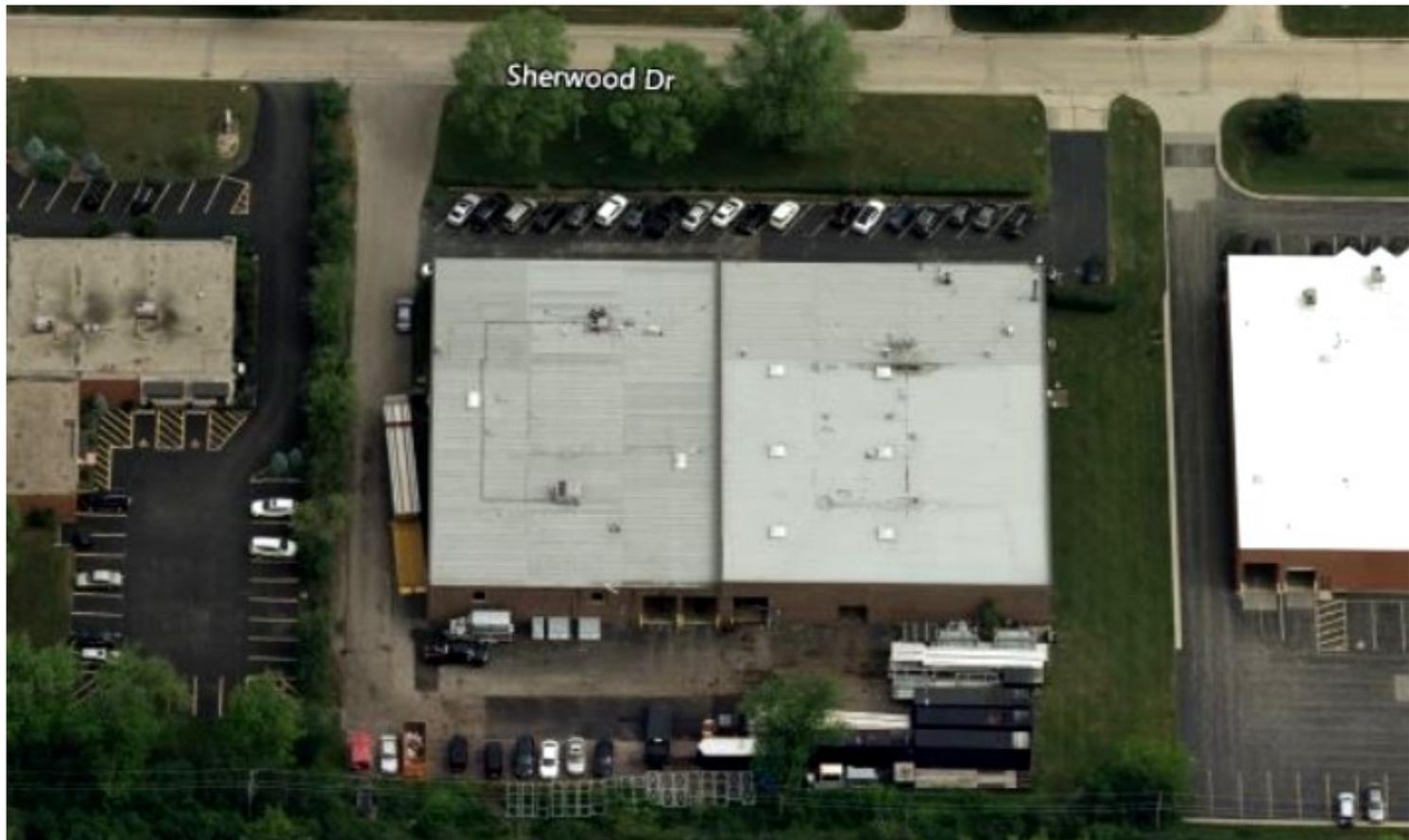
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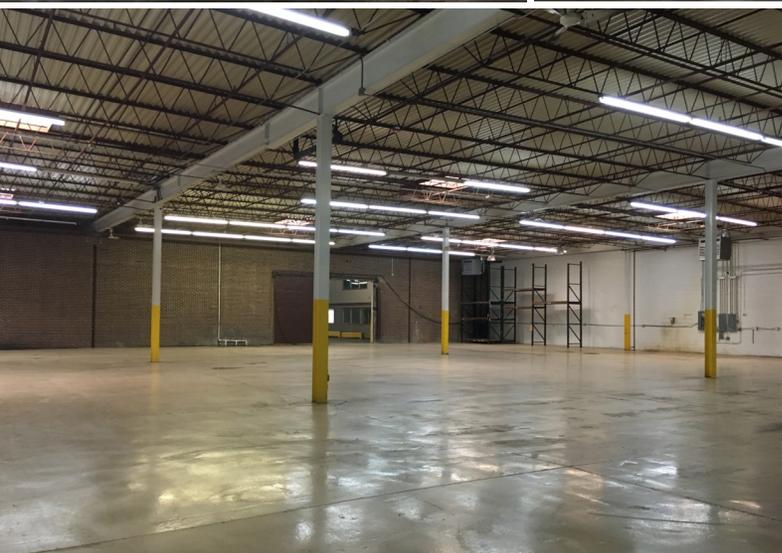
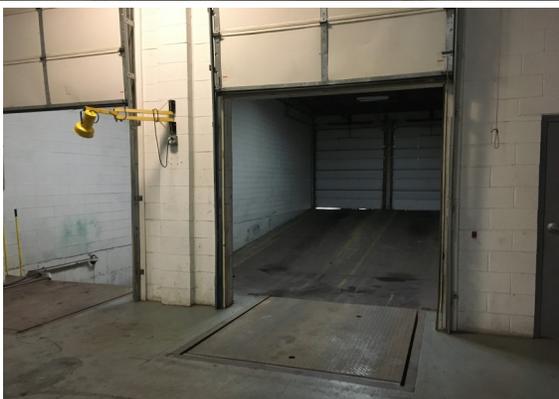
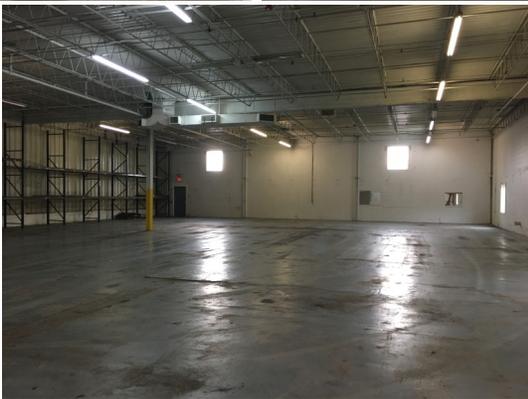
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1,500 Sq. Ft. office space is nicely finished and includes 750 Sq. Ft. on the second floor which is bonus space because it's not included in the rentable square feet.

Potential break room area with plumbing hook up for sinks and countertops.



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