

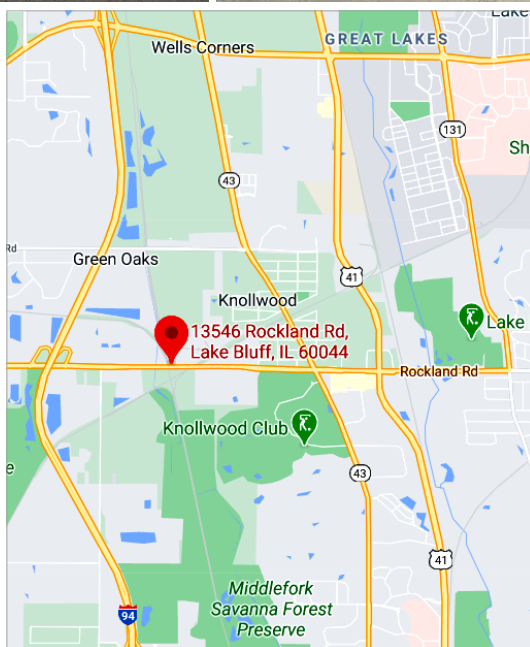
FOR LEASE:

1,268 Sq. Ft. Office/Warehouse Industrial Unit
13546 Rockland Road ▪ (Rear) ▪ Lake Bluff ▪ IL 60044



PROPERTY HIGHLIGHTS:

BUILDING SIZE: 1,268 Sq. Ft.
BUILDING TYPE: Office/Warehouse
CONSTRUCTION: Brick & Block (Dryvit)
LOT SIZE: 50'x33' Fenced, Enclosed
OFFICE AREA: Part of Warehouse
LOADING: 2 Drive-in-Doors, 10'x12'
CEILING HEIGHT: 14' Clear in Warehouse
POWER: 100 Amps
UTILITIES: Tenant Pays
HVAC: Gas Forced Air, A/C
PARKING: Common, Non-Assigned
SPRINKLERED: None
BASE RENT: \$11.36 Sq. Ft. Gross
(\$1,200/Month)
Includes Yard Area



[Google Maps Link](#)

DIRECTIONS: Route 176 east of I-94 and west of Waukegan Road.

COMMENTS: Former dog spa. Office/warehouse with 1,650 Sq. Ft. of fenced outside area. Office/warehouse is heated and air conditioned. Includes two small office and loft, storage area, plus warehouse space. Located on busy Route 176.

Contact: Ken Eichelberger @ 847-533-7144 (Cell) / jcf.ike@sbcglobal.net

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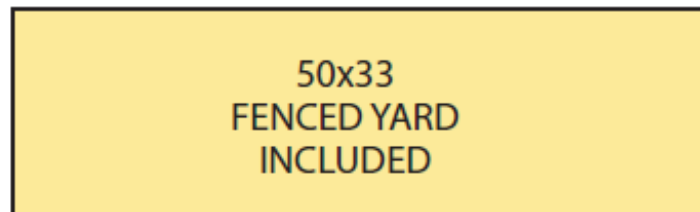
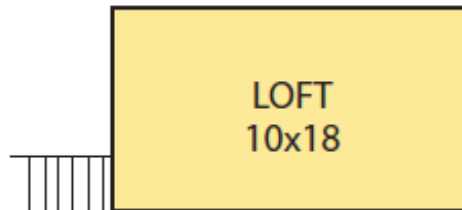
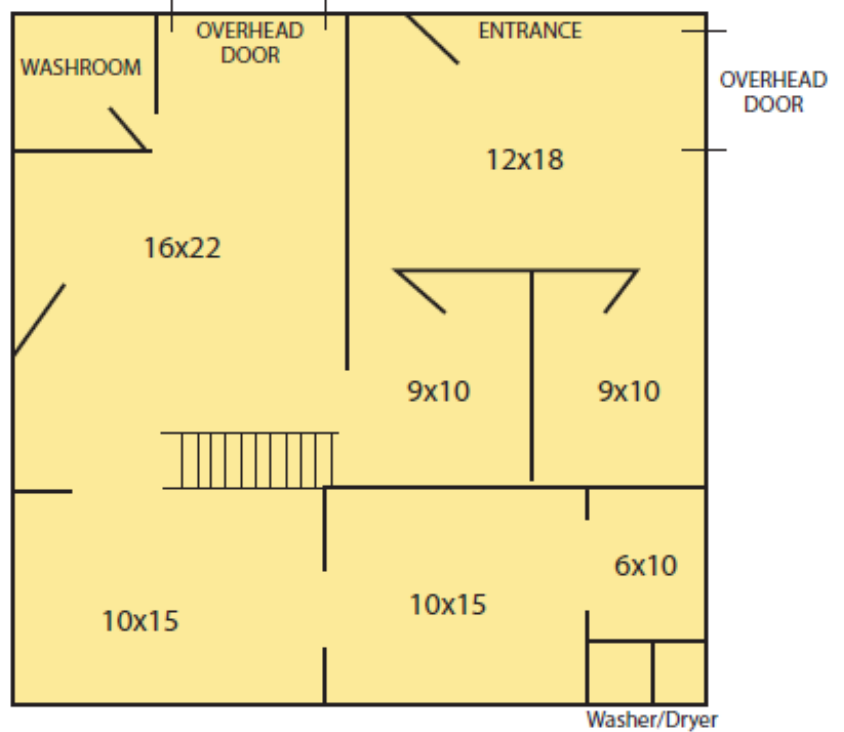
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McCole Building
13546 Rockland Rd. Lake Bluff IL, 60044
OFFICE/WAREHOUSE
1268 SQ FT



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