

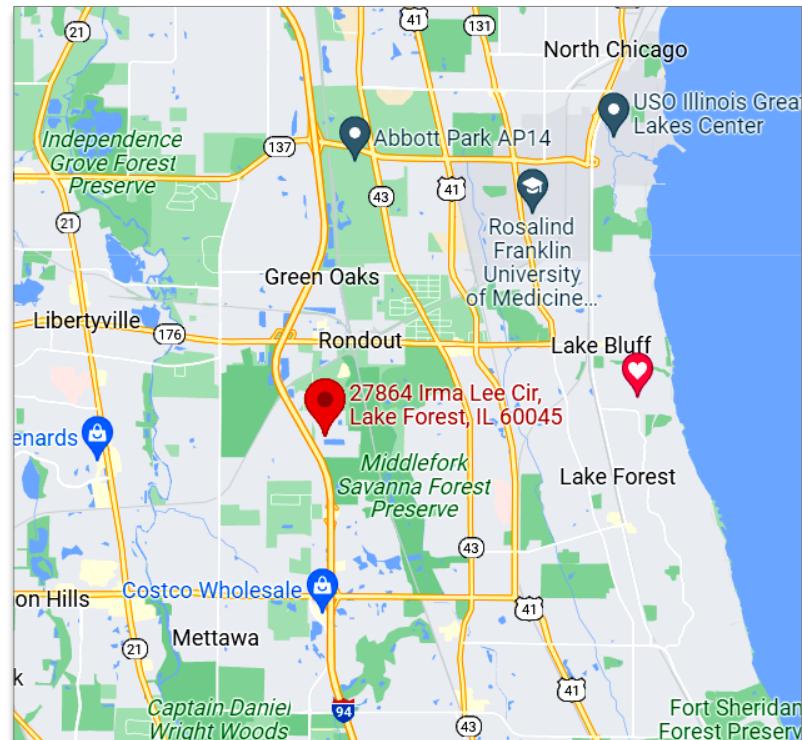
FOR LEASE:

2,575 Sq. Ft. Office-Warehouse Unit
27864 • Irma Lee Circle • Suite 104 • Lake Forest • IL 60045



PROPERTY HIGHLIGHTS:

AVAILABLE SPACE:	2,575 Sq. Ft.
BASE RENT:	\$10.95 Sq. Ft. Modified Gross \$2,350.00/Month
OFFICE AREA:	686 Sq. Ft.
WAREHOUSE AREA:	1,889 Sq. Ft.
BUILDING TYPE:	Office-Warehouse
BUILDING CONST.:	Concrete Block/Brick
LOADING:	10' x 12' Drive in Door
CEILING HEIGHT:	10' Clear in Warehouse
POWER:	200 Amp/240 Volt 3-Phase
HVAC:	Entire Space Fully Air Conditioned
PARKING:	Common Non-assigned
SPRINKLERED:	Fully
AVAILABILITY:	October 1, 2024



[**Google Maps Link**](#)

DIRECTIONS: I-94 to Route 176, east to Bradley Rd, south to Polo Trail, east to Irma Lee Circle, south to number and sign.

COMMENTS: Fully air conditioned office/warehouse. Ideal for a man cave / vehicle storage. Just off I-94 and Route 41. If you require a clean and bright work area with full temperature control, check this space out. Available October 1, 2024.

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

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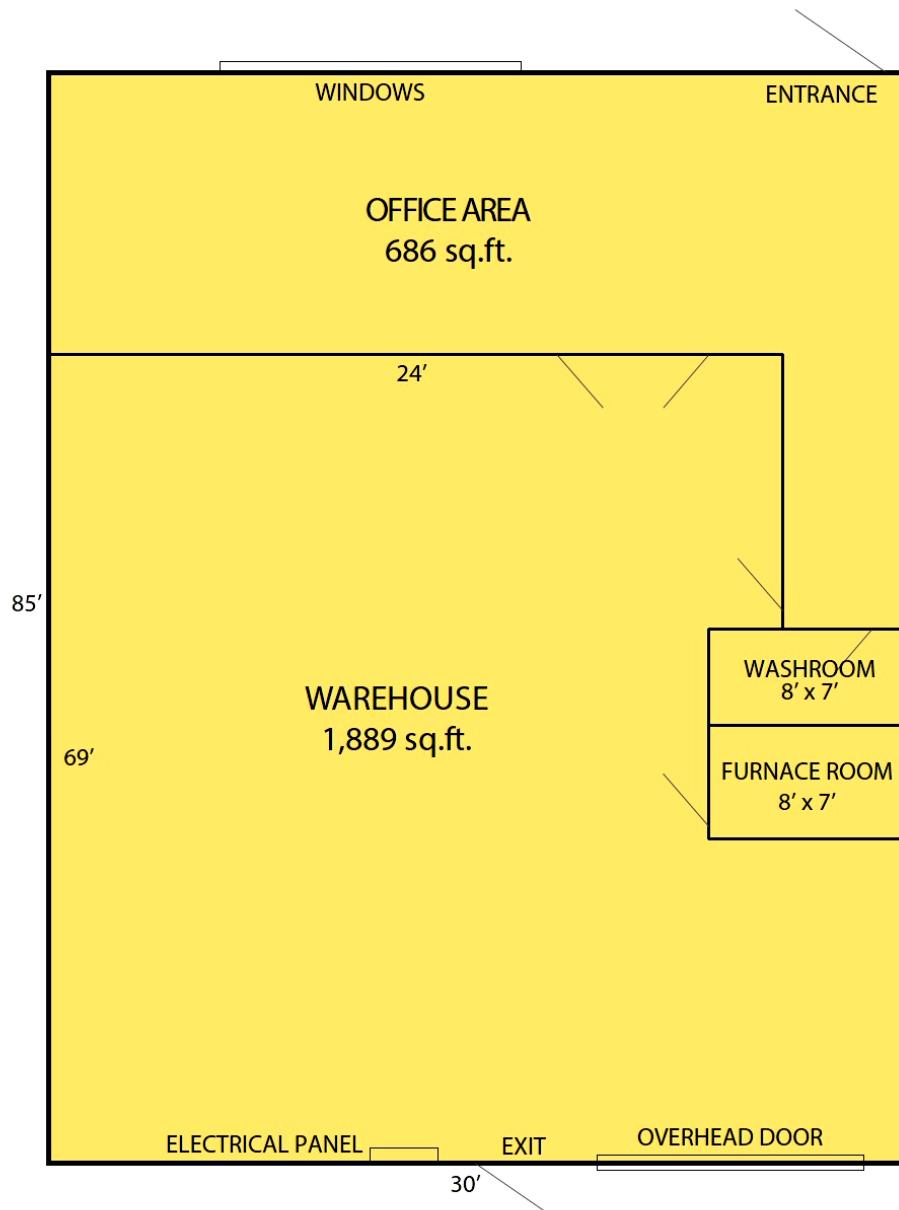
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OFFICE/WAREHOUSE

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