

**FOR SALE OR
FOR LEASE:**

2,345 Sq. Ft. Office-Warehouse
28045 N. Ashley Circle • Suite 106 • Libertyville • IL 60048



PROPERTY HIGHLIGHTS:

BUILDING TYPE: Office-Warehouse

BUILDING CONSTRUCTION: Concrete Block/Brick

LOT SIZE: 200' x 200'

UNIT SIZE: 2,345 Sq. Ft.

OFFICE AREA: 1,520 Sq. Ft.

WAREHOUSE AREA: 825 Sq. Ft.

MEZZANINE AREA: 175 Sq. Ft.

LOADING: 10' x 14' Overhead Door

CEILING HEIGHT: 17' Clear Warehouse

POWER: 200 Amps

HVAC: Gas Forced Air, AC Office Only

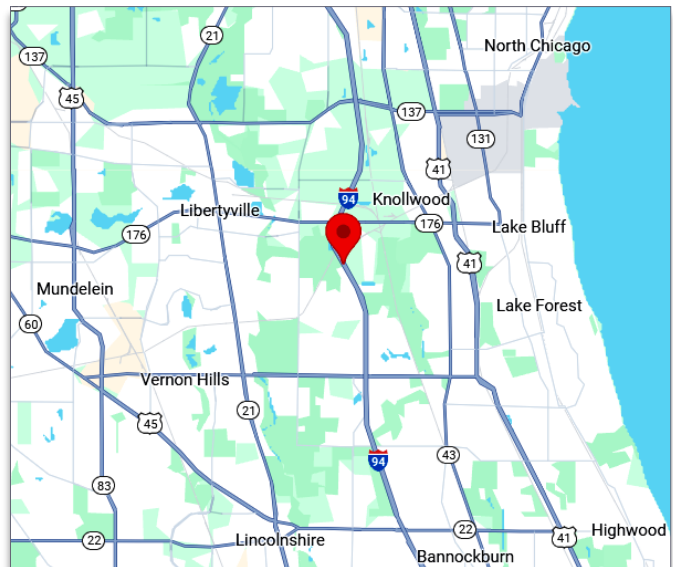
PARKING: Common Non-Assigned

TAXES: \$2.17 Sq. Ft.

CAM: \$1.72 Sq. Ft.

BASE RENT: \$11.50 Sq. Ft. (\$2,250.00/Month) Modified Gross

PURCHASE PRICE: \$288,900.00



[Google Maps Link](#)

DIRECTIONS: Route 176 east of I-94 to Bradley Rd., south to Petronella Dr., west to Ashley Circle to Unit 106.

COMMENTS: Fresh nicely built out office-warehouse with bonus mezzanine: updated new mechanicals and office décor featuring 3 private offices, large open office area, and conference room. Beautiful modern kitchen with built-ins and 2 washrooms. Very reasonable operating cost. Located just off I-94 Tollway in the heart of Lake County close to many amenities and retail shops.

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

JC FORNEY INC
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www.jcforneyrealty.com
Office: (847) 362-2000

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions, and change without notice.

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