

For Sale or Lease

330 E. Route 22
Lake Zurich, IL

AVAILABLE:
25,209 - 54,468 SF

BUILDING SIZE:	71,688 SF
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OFFICE:	2,000-4,000 SF
PARKING:	45 SPACES
BAY SIZES:	32' X 32'
CEILING HEIGHT:	15' - 16'
POWER:	1,000 AMPS, 480V, 3-PHASE
LOADING:	3 DRIVE-IN DOORS, 2 DOCKS
SRINKLER:	WET
ZONING:	I-2
LEASE RATE:	\$7.95 PSF MG
ASKING PRICE:	\$6,380,232 (\$89 PSF)

The building recently underwent a comprehensive renovation completed in 2026, including fully modernized office areas, new HVAC systems, a new roof, and numerous additional capital improvements, providing tenants with move-in-ready space.

- ✓ **Beautiful Finishes**
- ✓ **Complete Renovation in 2026**
- ✓ **Excellent Visibility 16,336 VPD**
- ✓ **Near Hwy 14, Hwy 41, & I-94**

Presented By:

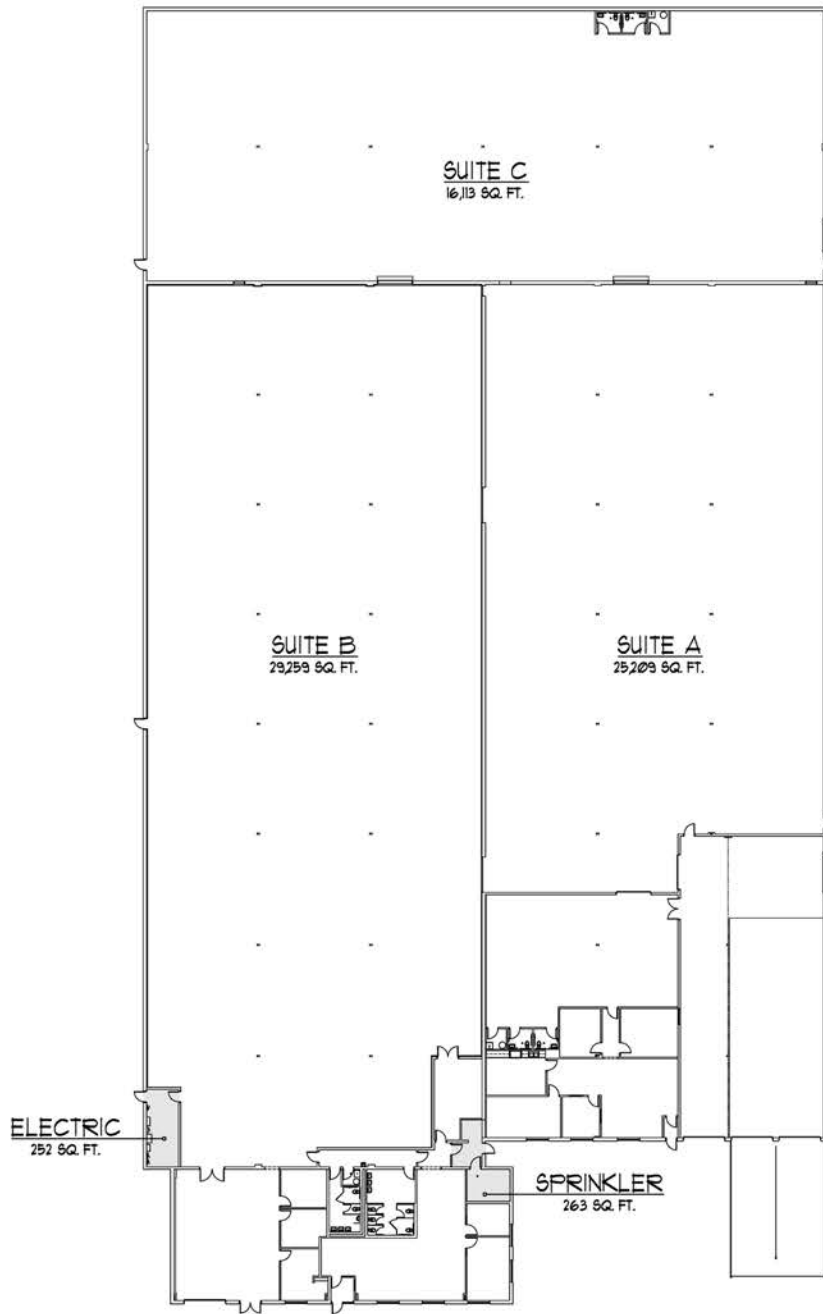
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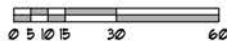
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Site Plan

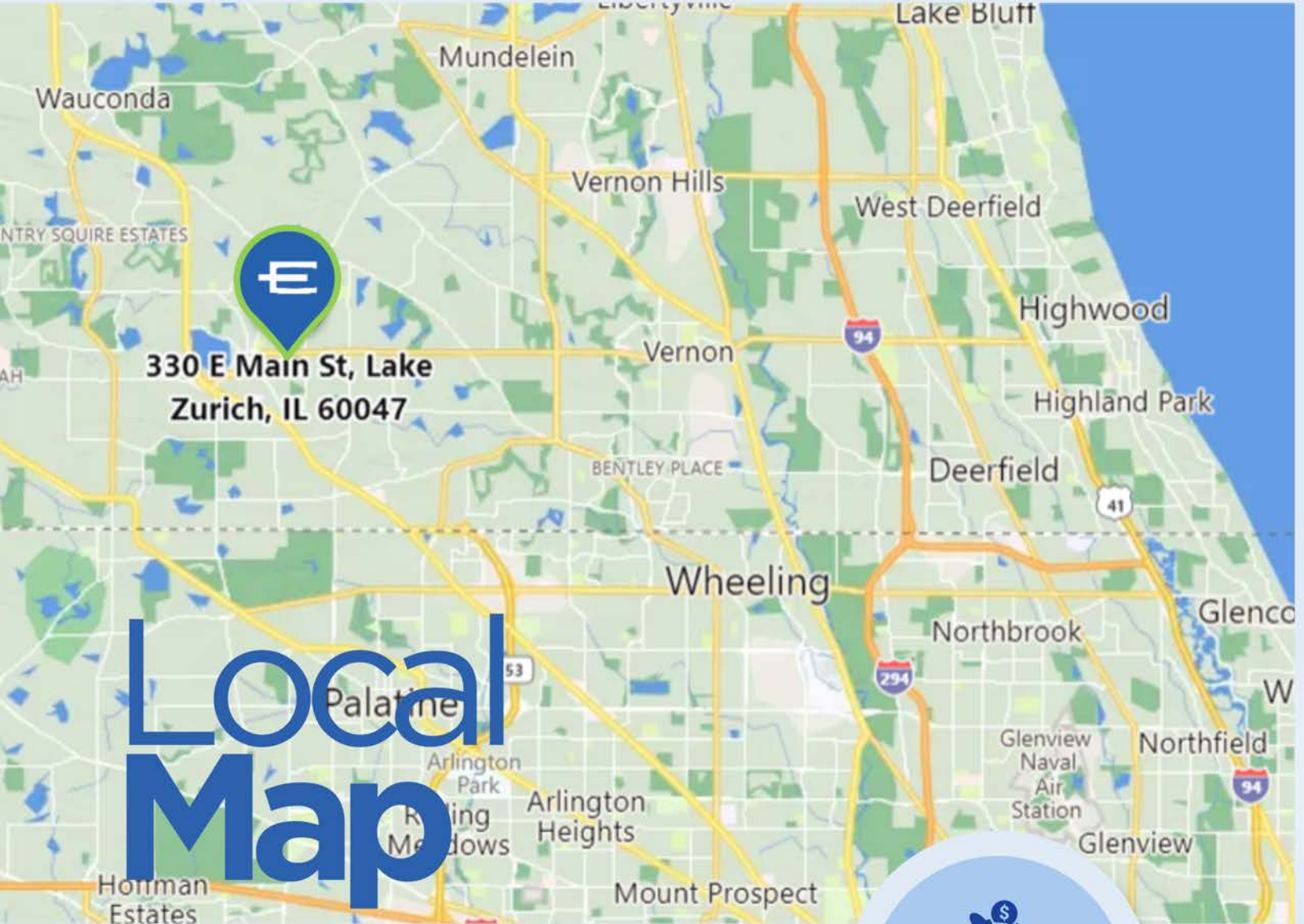


FLOOR PLAN



Property Photos





330 E Main St, Lake Zurich, IL 60047

Local Map

330 E. Route 22
Lake Zurich, IL



Prime Frontage



Low Lake County Taxes



Competitive Pricing



Location



Lake County

Positioned between Chicago and Milwaukee, Lake County offers prime access to major transportation routes, a strong talent pool, and a thriving mix of corporate, industrial, and research-driven industries. With modern infrastructure, welcoming communities, and room for business growth, the region supports innovation, productivity, and sustained economic success.



Diverse Industry Mix

A strong blend of corporate headquarters, life sciences, advanced manufacturing, logistics, and technology drives stability and opportunity.



Educated Workforce

A highly trained talent pipeline, supported by respected colleges and workforce development programs, equips employers with skilled professionals.



Extensive Transportation

Proximity to major interstates, commuter rail, freight routes, and regional airports provides excellent connectivity for people and goods.



Varied Housing Options

From lakefront towns to suburban neighborhoods, the region offers housing choices suited to a wide range of lifestyles and budgets.



Excellent Quality of Life

Expansive forest preserves, recreation, cultural attractions, and strong schools contribute to a highly desirable living environment.



Reliable Utilities

Modern, dependable utility systems offer consistent service and the capacity to support ongoing business growth.



Medical and Healthcare Facilities

Leading hospitals, specialty centers, and integrated healthcare networks deliver high-quality, comprehensive medical services.



Business Friendly Communities

Local municipalities encourage investment through development support, streamlined processes, and collaborative economic partnerships.



**Exclusively
Presented By:**

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