



OFFICE/WAREHOUSE SPACE FOR LEASE

28039 W COMMERCIAL AVENUE, LAKE BARRINGTON, IL



Recent Improvements:

- New Roof
- New Parking Lot
- New Tenant Monument Sign

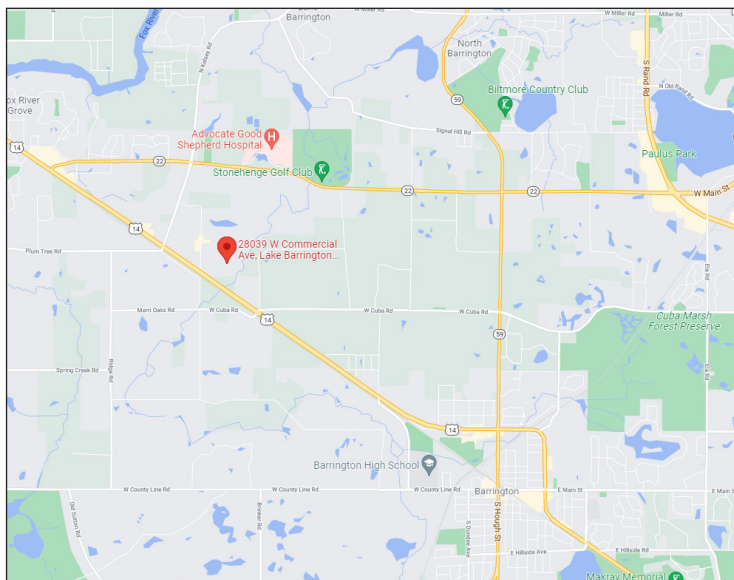


BUILDING FEATURES:

- 2,463 SF Available ASAP
- Functional warehouse space with office to suit
- Flex space building
- Located near Pepper Road & Northwest Highway
- Easy Access near Routes 14, 59 & 22
- Grade Level Drive-in-door access/loading
- Includes bonus mezzanine space
- Abundant parking and outdoor storage potential
- 14' ceiling clear height
- Tenant signage available on new monument sign
- **Rental Rate: \$12.00 PSF Modified Gross**

AVAILABLE SPACE:

SUITE	SIZE (SF)	OFFICE (SF)	LOADING
5	2,463 SF	500 SF	I-Drive In door



FOR MORE INFORMATION:

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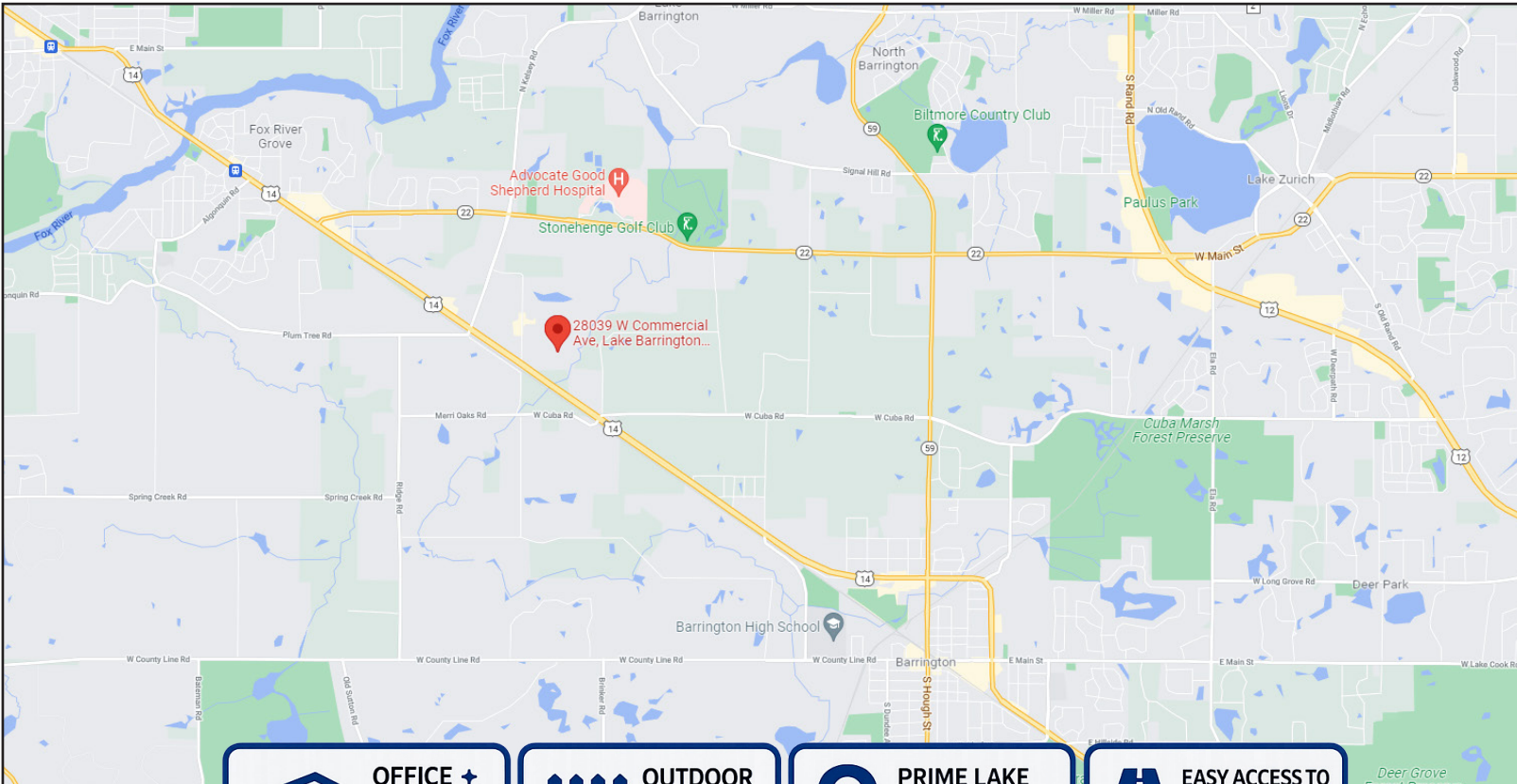
4811 Emerson Ave Suite 112, Palatine, IL 60067



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AREA MAPS



**OFFICE +
WAREHOUSE
LAYOUT**



**OUTDOOR
STORAGE
POTENTIAL**



**PRIME LAKE
BARRINGTON
LOCATION**



**EASY ACCESS TO
ROUTES 14 & 69
AND I-90**





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SUITE 5 PHOTOGRAPHS

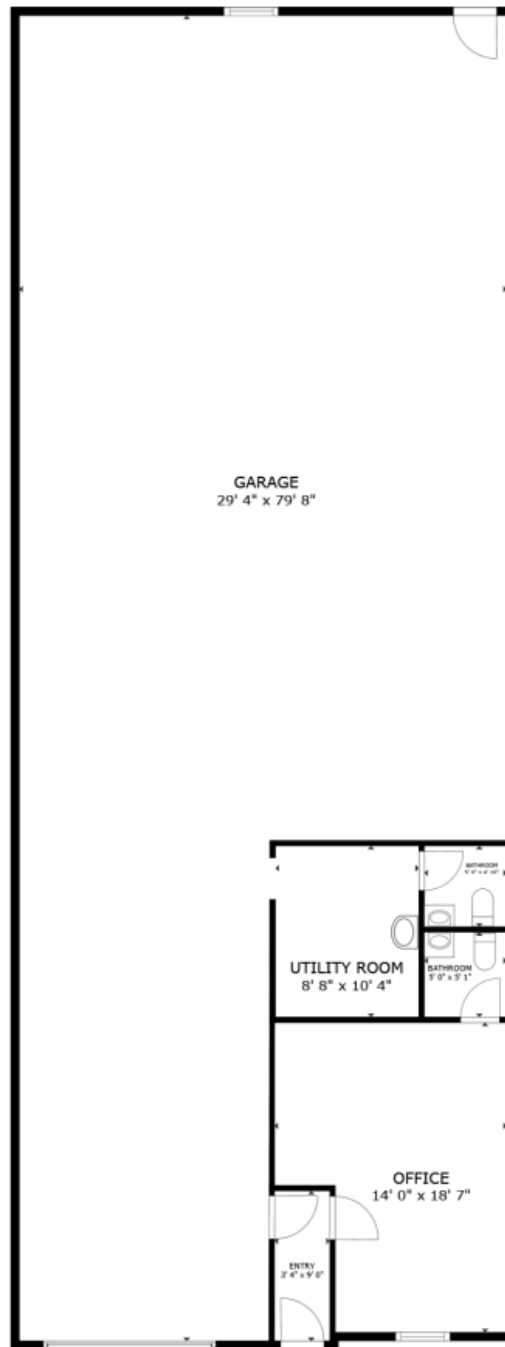




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SUITE 5 PHOTOGRAPHS



Scan the QR Code or click [here](#) for a 3-D Virtual Tour of the space!