

For Sale or Lease

AVAILABLE:
78,651 SF (Expandable)

1400 Rose Road Lake Zurich, IL

BUILDING SIZE:	78,651 SF (EXPANDABLE)
CEILING:	36' CLEAR
OFFICE:	9,100 SF CLASS A
LOT SIZE:	5.58 ACRES
LOADING:	8 EXTERIOR DOCKS 2 DRIVE-IN DOORS (12X14)
POWER:	1200A 277/480 VOLT, 3-PHASE, 4-WIRE
PARKING:	64 CAR PARKING (EXPANDABLE)
SPRINKLER:	ESFR

LEASE RATE: \$10.95 PSF NET

SALE: \$11,999,000

- Institutional-Quality Asset in a Supply-Constrained Market
- Higher Clear Heights/Modern Specs
- High-Quality Improvements Well Above Market Norm
- Fully Air Conditioned
- Solar Electric Panel System
- Expansion Land
- Triple Basin Drain



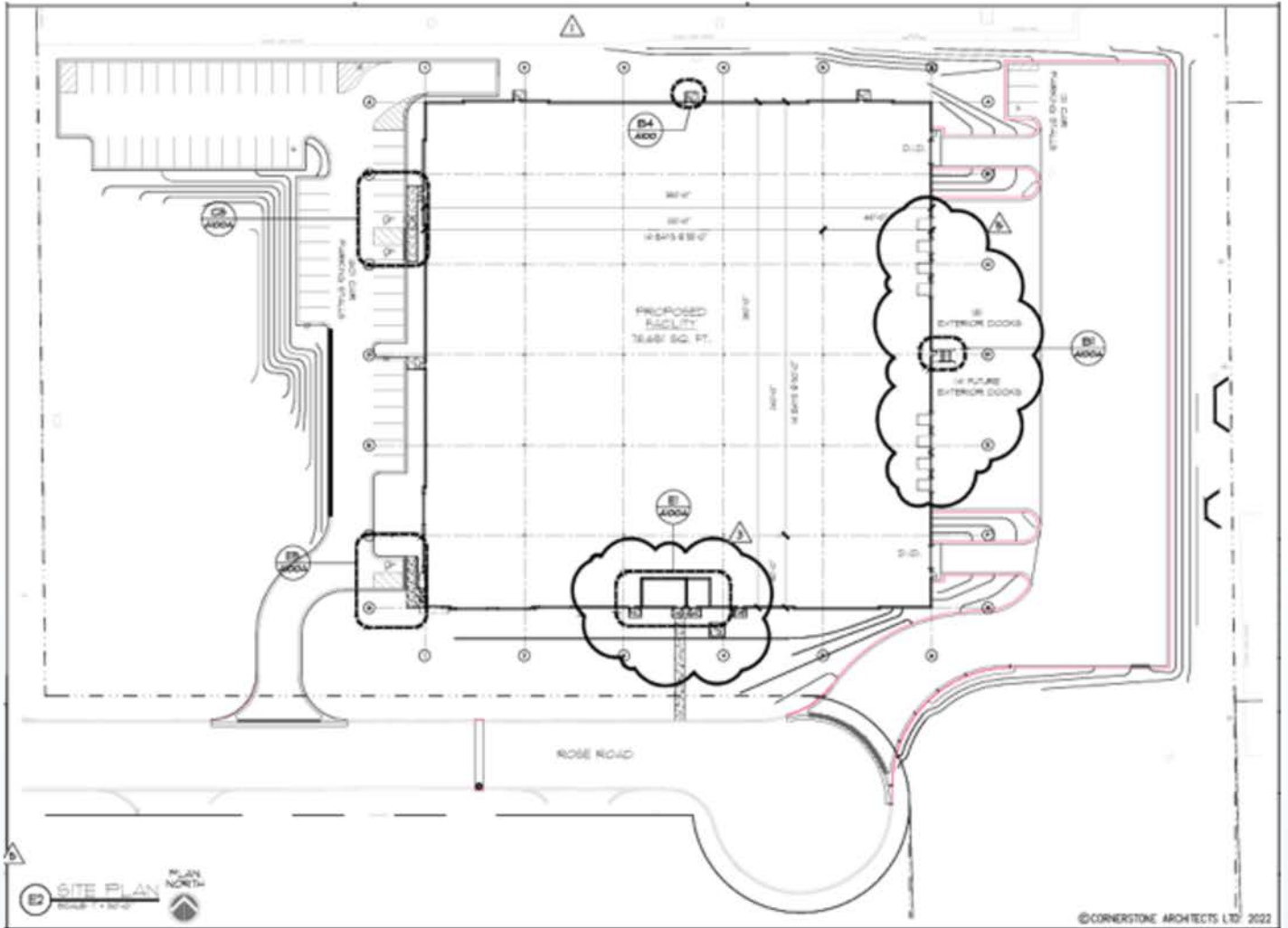
Presented By:

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 [entreccommercial.com](https://www.entreccommercial.com)

Site Plan



Property Highlights



Expansion Land



Solar Electric Panel System



Available Immediately



Efficient Layout



Higher Clear Heights / Modern Specs



Triple Basin



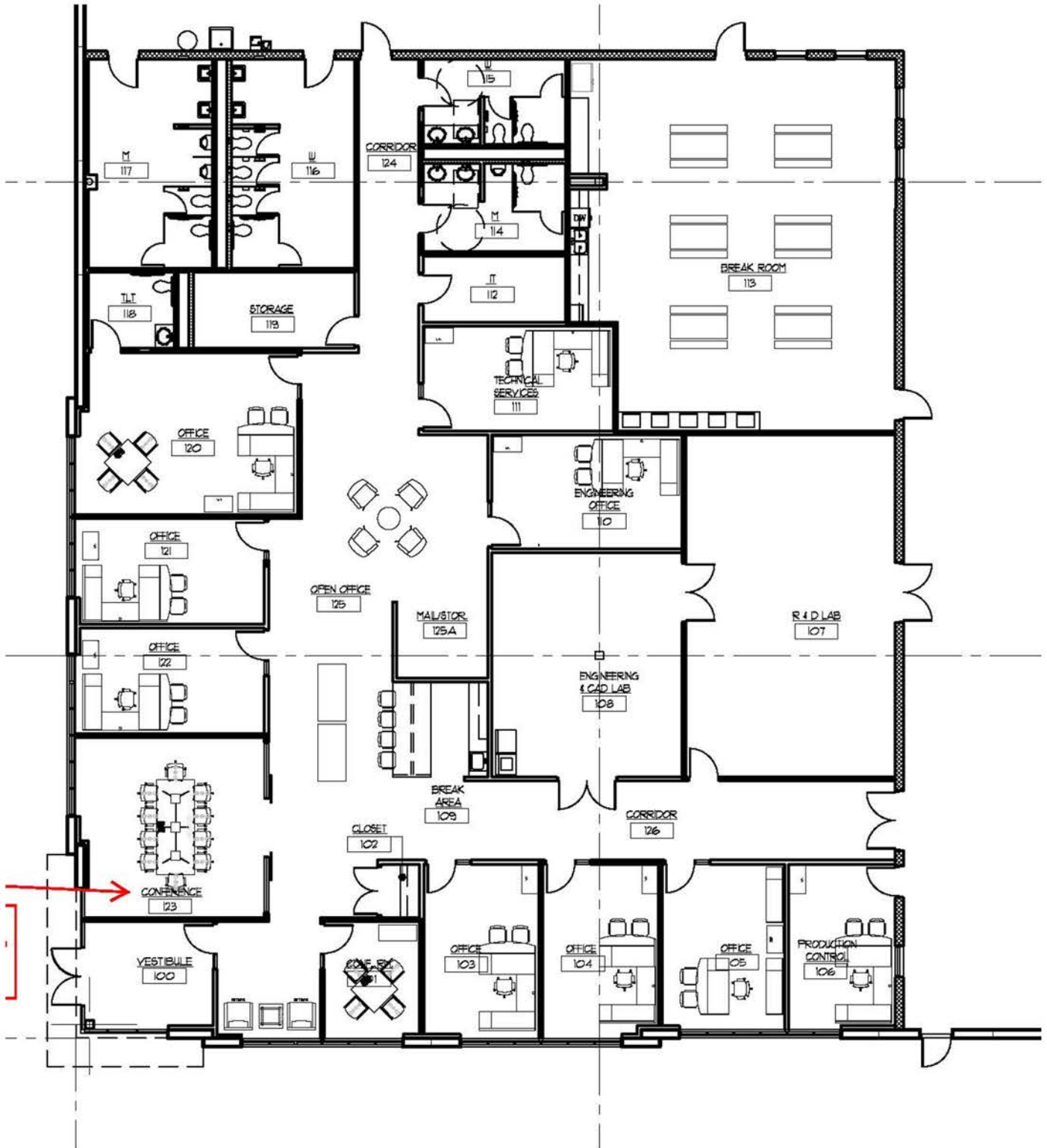
Fully Air Conditioned



Site Location



Office Layout

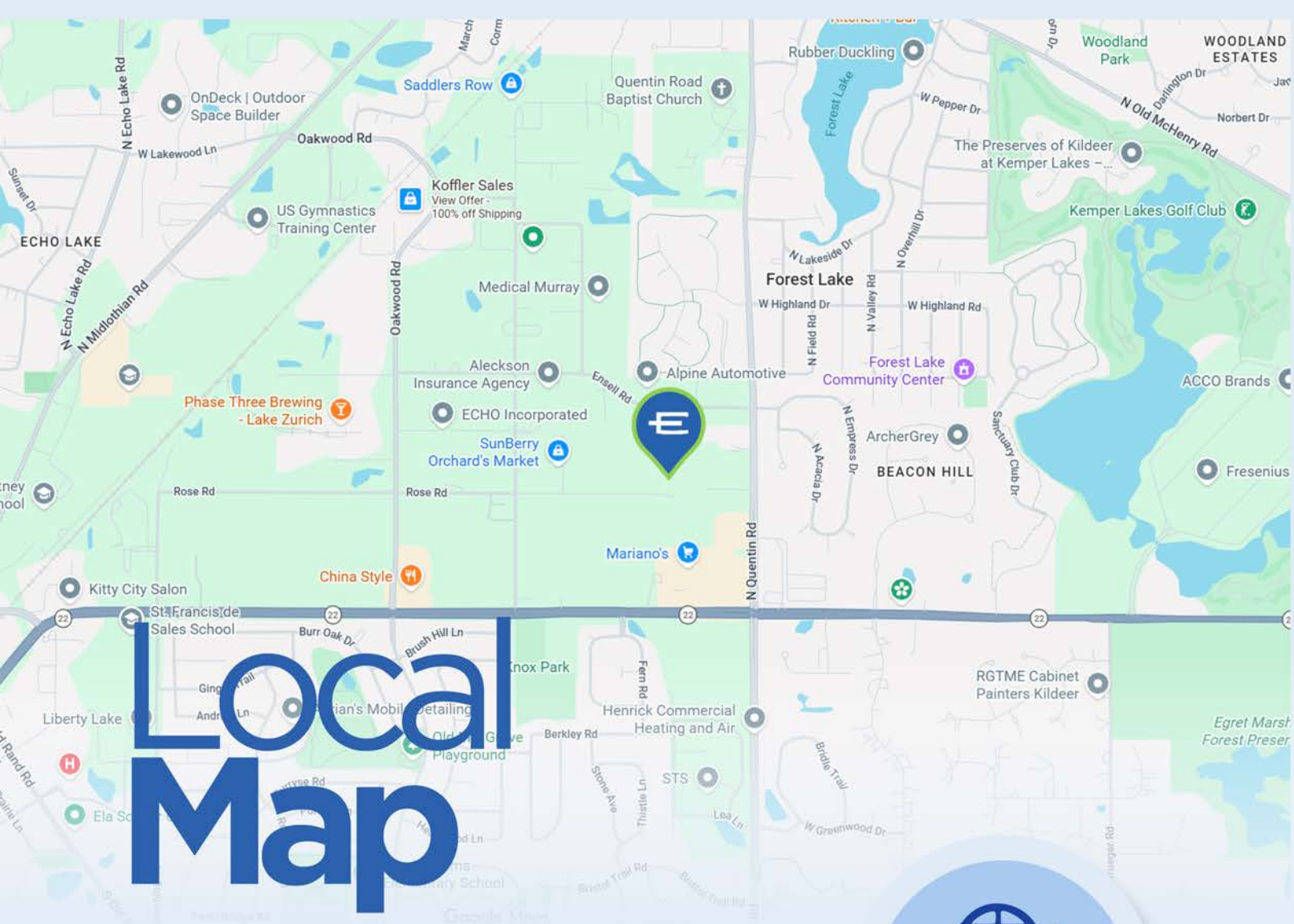


Property Photos



Property Photos





Local Map

1400 Rose Road
Lake Zurich, IL



**Visibility on
Route 22 and
Quentin Rd.**



**64 Car
Parking
(Expandable)**



**64 Car
Parking
(Expandable)**



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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