

3451 Commercial Avenue

INDUSTRIAL SPACE FOR LEASE

3451 Commercial Ave, Northbrook, IL 60062

[Property Website](#)

±12,377 SF
Available

Very Well-
Maintained Space

Sky Harbor
Business Park

Professionally
Owned & Managed



Joe Karmin, SIOR

Executive Vice President
(847) 287-4567
joe.karmin@transwestern.com

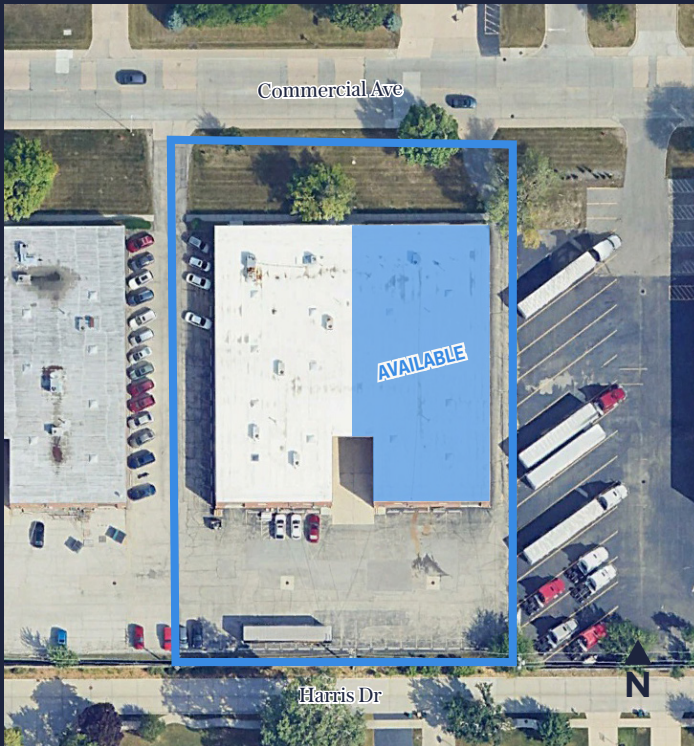
Justin Lerner, SIOR

Executive Vice President
(847) 858-5303
justin.lerner@transwestern.com

Ross Lehrman

Senior Vice President
(847) 946-4602
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.



Property Highlights

- ±12,377 SF industrial space available for lease
- Very well-maintained space
- Located in the prestigious Sky Harbor Business Park
- Zoned I1 (Restricted Industrial)
- ~2.5 miles from the 4-way interchange at I-94/I-294
- Professionally owned and managed building

BUILDING SIZE	±26,000 SF
LAND AREA	±1.52 AC
AVAILABLE SIZE	±12,377 SF
OFFICE SIZE	±2,500 SF
CEILING HEIGHT	16' Clear
LOADING	1 Ext Dock / 1 DID
PARKING	±25 Cars
YEAR BUILT	1976
CONSTRUCTION	Masonry
CAM	\$2.97 PSF (2026 Est.)
RET	\$3.04 PSF (2026 Est.)
LEASE RATE	\$7.95 PSF Net



Joe Karmin, SIOR

Executive Vice President
(847) 287-4567
joe.karmin@transwestern.com

Justin Lerner, SIOR

Executive Vice President
(847) 858-5303
justin.lerner@transwestern.com

Ross Lehrman

Senior Vice President
(847) 946-4602
ross.lehrman@transwestern.com



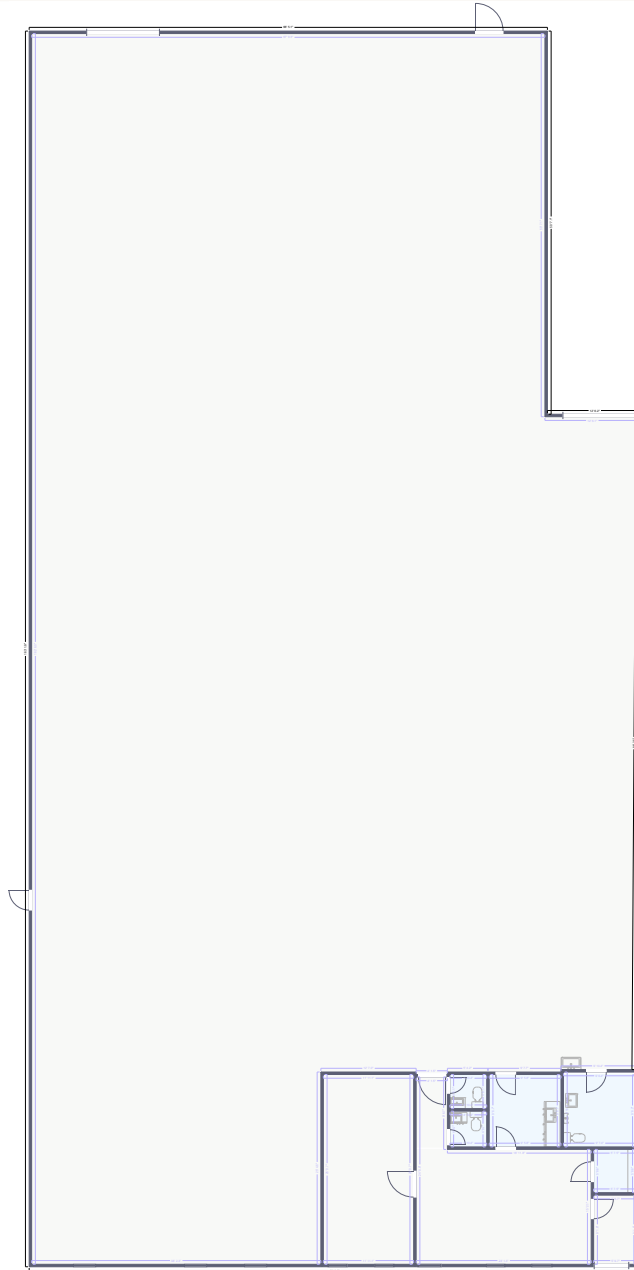
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.

3451 Commercial Avenue

INDUSTRIAL SPACE FOR LEASE

3451 Commercial Ave, Northbrook, IL 60062

[Property Website](#)



FLOOR PLAN



Joe Karmin, SIOR

Executive Vice President
(847) 287-4567
joe.karmin@transwestern.com

Justin Lerner, SIOR

Executive Vice President
(847) 858-5303
justin.lerner@transwestern.com

Ross Lehrman

Senior Vice President
(847) 946-4602
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable, however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.