

INDUSTRIAL COMPLEX

3048-3090 NORTH LAKE TERRACE

GLENVIEW, ILLINOIS 60026



OFFERING SUMMARY

Sale Price	\$5,500,000
Building Size	84,825 SF
Real Estate Tax-Pins	04-28-200-062 04-28-200-063
Tenant Occupied	100%
Lot Size	4+/- Acres
Number of Units	6
Price / SF	\$64.08
Zoning	MI-2
Market	Chicagoland North Shore

PROPERTY OVERVIEW

Exclusive Light Industrial Complex Within 4+ Acres With 84,825 SF In Chicagoland's North Suburban Glenview Located @ 3048-3090 North Lake Terrace That's Adjacent To The Glen Between Willow Road + Lake Avenue Close To Highway, Fully Leased For Investor With Upcoming Space For User. Well Managed Site With Adequate Tenant Parking + Signage.

**SELECT INVESTMENT FOR 1031-EXCHANGE
POPULAR FLEX SPACE UNIQUELY DESIGNED
PRIMARY OFFICES + RECREATIONAL USES
TEN MOTORIZED OVERHEAD DOORS 10'-14'
CEILING HEIGHT RANGE BY BUILDING TO 35'
SPACE AVAILABLE 24,000+/- IN 2026-2027
INTERIOR FLOORPLANS ARE ACCESSIBLE
PROPERTY FINANCIALS UPON REQUEST**

Sheryl Fisher

Commercial Broker

(312) 988-9070

sherylfisher@cbcnrt.com



**COLDWELL BANKER
COMMERCIAL**
REALTY

PHOTOGRAPHS

3048-3090 NORTH LAKE TERRACE

GLENVIEW, ILLINOIS 60026



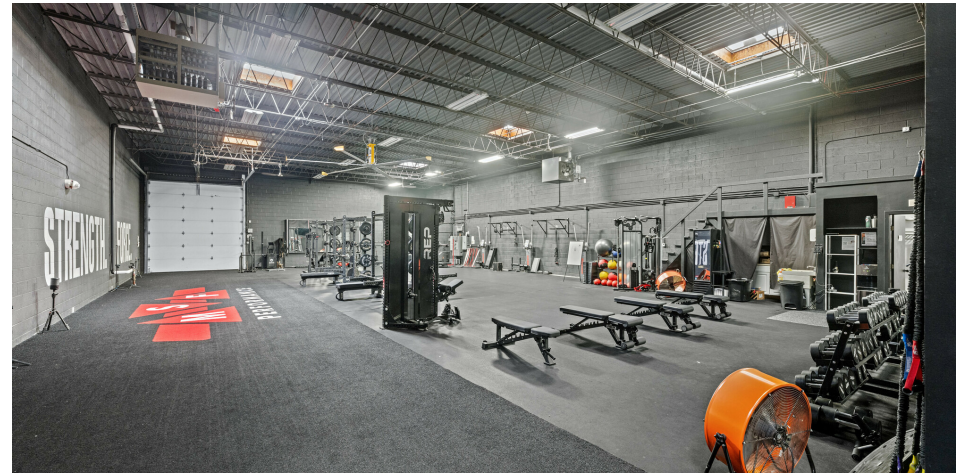
Sheryl Fisher
Commercial Broker
(312) 988-9070
sherylfisher@cbcnrt.com



PHOTOGRAPHS

3050-3052 NORTH LAKE TERRACE

GLENVIEW, ILLINOIS 60026



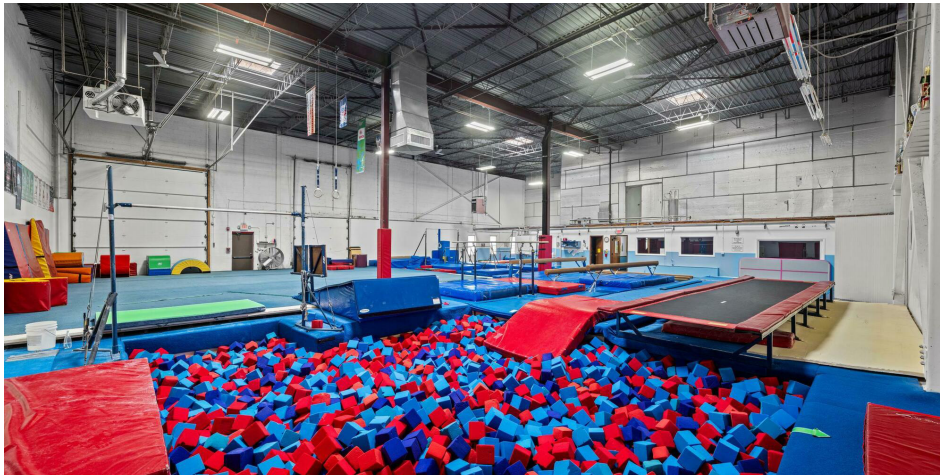
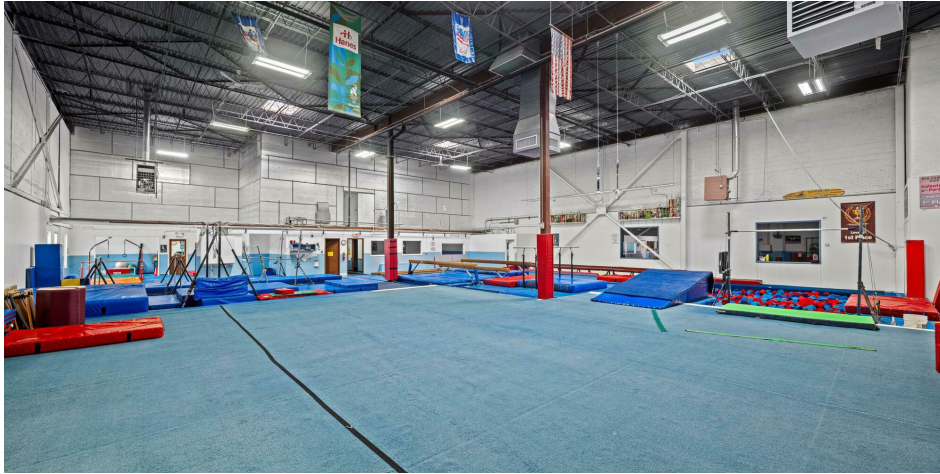
Sheryl Fisher
Commercial Broker
(312) 988-9070
sherylfisher@cbcnrt.com



PHOTOGRAPHS

3054-3080 NORTH LAKE TERRACE

GLENVIEW, ILLINOIS 60026



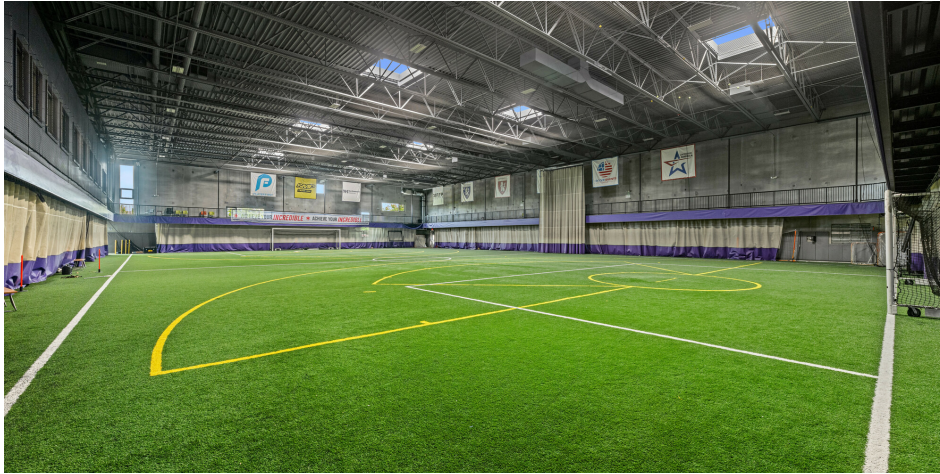
Sheryl Fisher
Commercial Broker
(312) 988-9070
sherylfisher@cbcnrt.com



PHOTOGRAPHS

3090 NORTH LAKE TERRACE

GLENVIEW, IL 60026



Sheryl Fisher
Commercial Broker
(312) 988-9070
sherylfisher@cbcnrt.com



ALTA SURVEY

3048-3090 NORTH LAKE TERRACE

Glenview, IL 60026

ALTA/ACSM LAND
TITLE SURVEY
BY
SAMBORSKI, MATTHEW, INC.
LAND SURVEYORS
4332 OAKTON STREET, SKOKIE, IL 60076
PH: (847) 674-7373 FX: (847) 674-7385
OR

SEE SHEET 2 OF 2 FOR INGRESS AND EGRESS
EASEMENT AND LEGAL DESCRIPTIONS



- LEGEND
- BUILT-UP LOT CORNERS
 - BENCHMARK
 - ✱ CORNER OR VALUE
 - FENCE
 - WATER MARK
 - VACANT LOT
 - UTILITY AREA
 - STREET LIGHT
 - LIGHT POLE
 - WATER PUMP
 - ELECTRIC PUMP
 - GAS PUMP
 - CITY COMMONS/STREET
 - TREE

BENCHMARK
VILLAGE OF GLENVIEW BENCHMARK (1988)
SOUTH LAKE TERRACE AT 110' FROM CENTERLINE OF NORTH SIDE OF POWER POLE IN
FRONT OF PARCELS 1 & 2 ON NORTH SIDE OF THE CENTERLINE OF WEST LAKE
STREET AND 110' WEST OF THE CENTERLINE OF GREENWOOD
ELEVATION = 608.10 MSL DATUM

SHEET 1 OF 2

Order No: 161-08 D

Order By: CJ Evolution

Property Address: 3048-3090 LAKE TERRACE, GLENVIEW

THE PROPERTY SHOWN ON THIS PLAT IS DESIGNATED AS BEING ZONE "C"
AS DETERMINED BY THE CITY OF GLENVIEW, ILL. ANNUAL CHANGE
FLOOD MAP, BUT POSSIBLE FLOODING IS NOT SHOWN ON THE MAP.
GREEN LAND AREA = 21,001 SQ. FT.

- Measurements are shown in feet and decimals and are correct at 68 degrees Fahrenheit.
1. Please check Legal Description with Deed and report any discrepancies immediately.
 2. Compare all points before building by name and report any discrepancies at once.
 3. Building lines, if any, shown herein are building lines shown on the recorded subdivision plat.
 4. Counsel local authorities for building lines controlled by local ordinance.
 5. No dimensions are to be assumed by scaling.
 6. Contour and Elevation Figures are assumed unless otherwise noted.
 7. R = Record Dimension

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards
Requirements for ALTA/ACSM Land Surveying and Mapping, as published and adopted by the National Board of Standards and Practices for
Surveyors, Inc. (NBSI) on July 1, 2011. The field work was completed on 10th day of July, A.D. 2011.

Matthew J. Matthei, Illinois Professional Land Surveyor No. 2084
Robert J. Matthei, Illinois Professional Land Surveyor No. 2085

License expires 12/31/2021
©2012 Samborski, Matthew, Inc.

Sheryl Fisher
Commercial Broker
(312) 988-9070
sherylfisher@cbcnrt.com

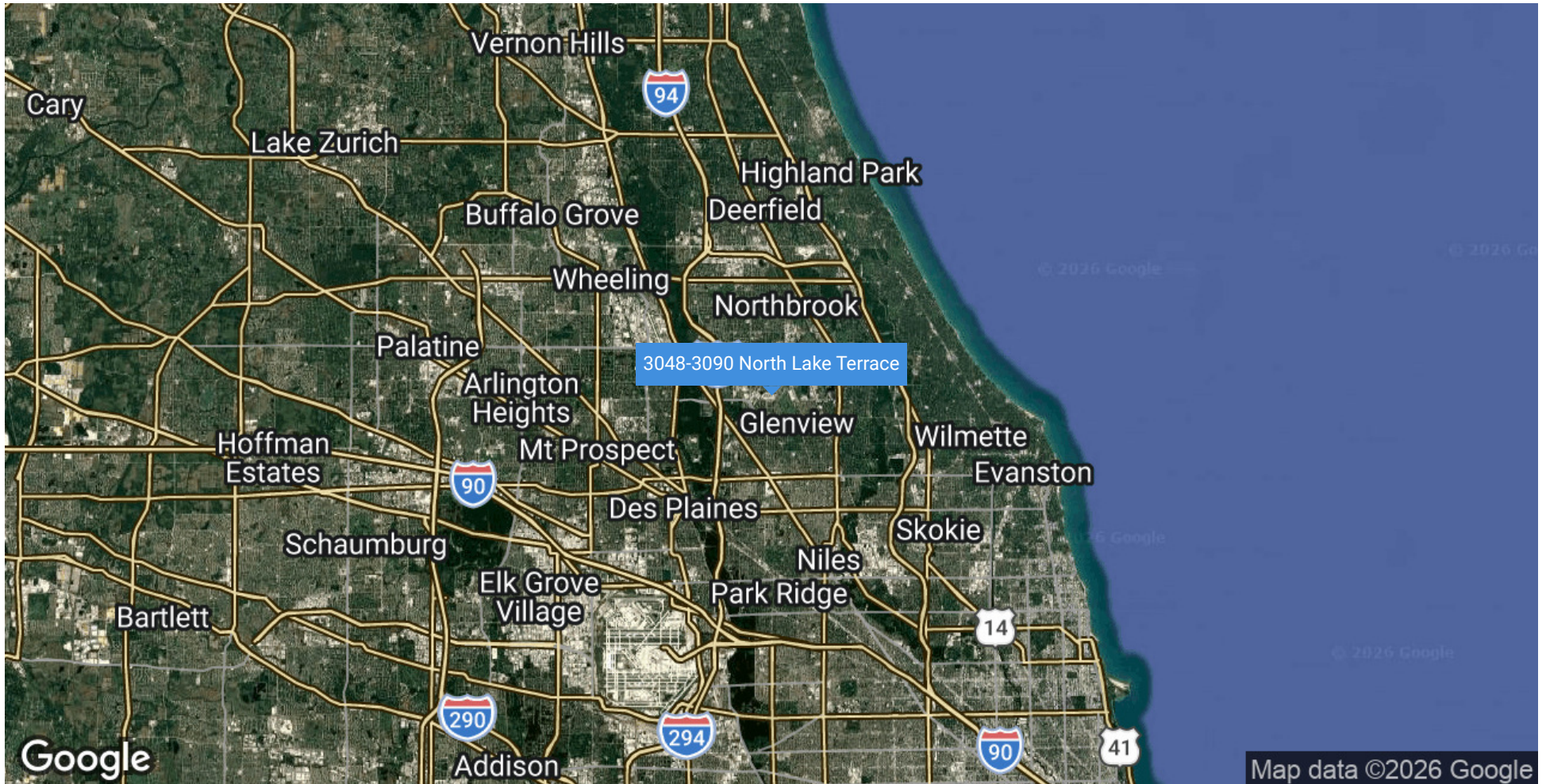


**COLDWELL BANKER
COMMERCIAL
REALTY**

SITE-MAP

3048-3090 NORTH LAKE TERRACE

GLENVIEW, ILLINOIS 60026



Sheryl Fisher

Commercial Broker

(312) 988-9070

sherylfisher@cbcnrt.com



COLDWELL BANKER
COMMERCIAL
REALTY