

27992 W State Route 120
Lakemoor, IL 60051

For Lease

MLS #12538100

LIGHT INDUSTRIAL



LIGHT INDUSTRIAL UNITS 1,000-2,800 SF

\$1,042-\$2,917 PER MONTH (MG)

Industrial Units 1,000 SF - 2,400 SF

Outrig Commerce Park – Lakes Region is a professionally maintained, multi-building industrial incubator property offering flexible space for lease, conveniently located off Route 120 near Route 12. This seven-building complex provides excellent access for local and regional users.

Units range from approximately 1,000 SF up to 2,800 SF, allowing tenants to scale as their business grows. Each unit is heated and electrical service varies, 12'x12' or 12'x14' doors, and one restroom. Some units have offices, triple basin floor drains, lofts with stairs, drive-thru access and additional bathrooms, making the property well-suited for a wide range of uses.

Leases are modified gross, with tenants responsible for utilities. The property is ideal for small trades, contractors, service providers, hobbyists, and users seeking secure space for equipment or recreational storage.

Outrig Commerce Park – Lakes Region offers an affordable, flexible solution for users seeking functional industrial space in Lake County.

UNIT BREAKDOWN:

- Unit 113: 1,000 SF - \$12.50 PSF or \$1,042 Modified Gross*
- Unit 27: 1,200 SF - \$12.50 PSF or \$1,250 Modified Gross*
- Unit 126: 1,250 SF - \$12.50 PSF or \$1,303 Modified Gross*
- Unit 37 & 54: 2,400 SF - \$12.50 PSF or \$2,500 per month Modified Gross*
- Unit 70: 2,400 SF - \$12.50 PSF or \$2,500 per month Modified Gross*
- Unit 81: 2,800 SF - \$12.50 PSF or \$2,917 per month Modified Gross*

Specifications

Land Size:	15.65 Acres
Year Built:	2004
No. of Buildings:	7 Total 205,280 SF
HVAC System:	GFA
Electrical:	Varies
Washrooms:	1-2 per Unit
Ceiling Height:	Varies per Bldg.
Parking:	Common
DID's (vary per unit):	12'x12" and 12'x14'
Sewer/Water:	City
Zoning:	I1 (CUP)
Utilities:	Tenant Responsibility
CAM & Taxes	Included
PIN #:	09-03-100-022 09-04-200-003

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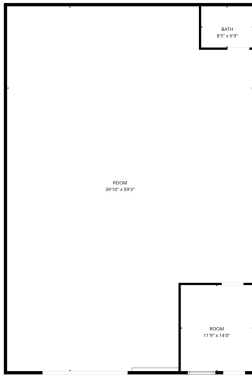
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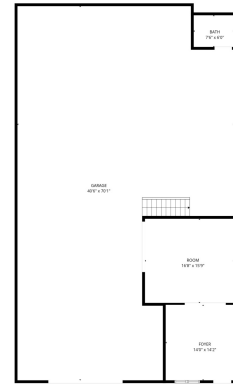
Heather Schweitzer
President / Designated Managing Broker
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

Austin Schweitzer
Associate Broker
AustinS@PremierCommercialRealty.com
O: 847.854.2300 x16 C: 815.236.9972

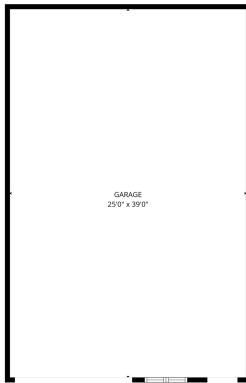
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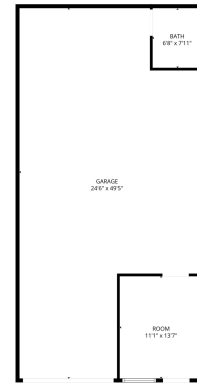
Unit 70 - 2,400 SF



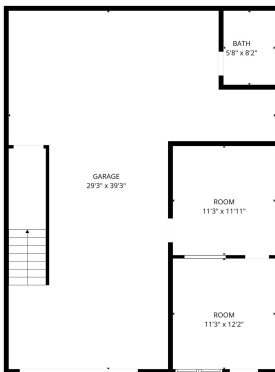
Unit 81 - 2,800 SF



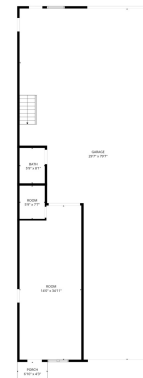
Unit 113 - 1,000 SF



Unit 126 - 1,250 SF



Unit 27 - 1,200 SF



Unit 37 & 54 (Drive Thru) - 2,400 SF

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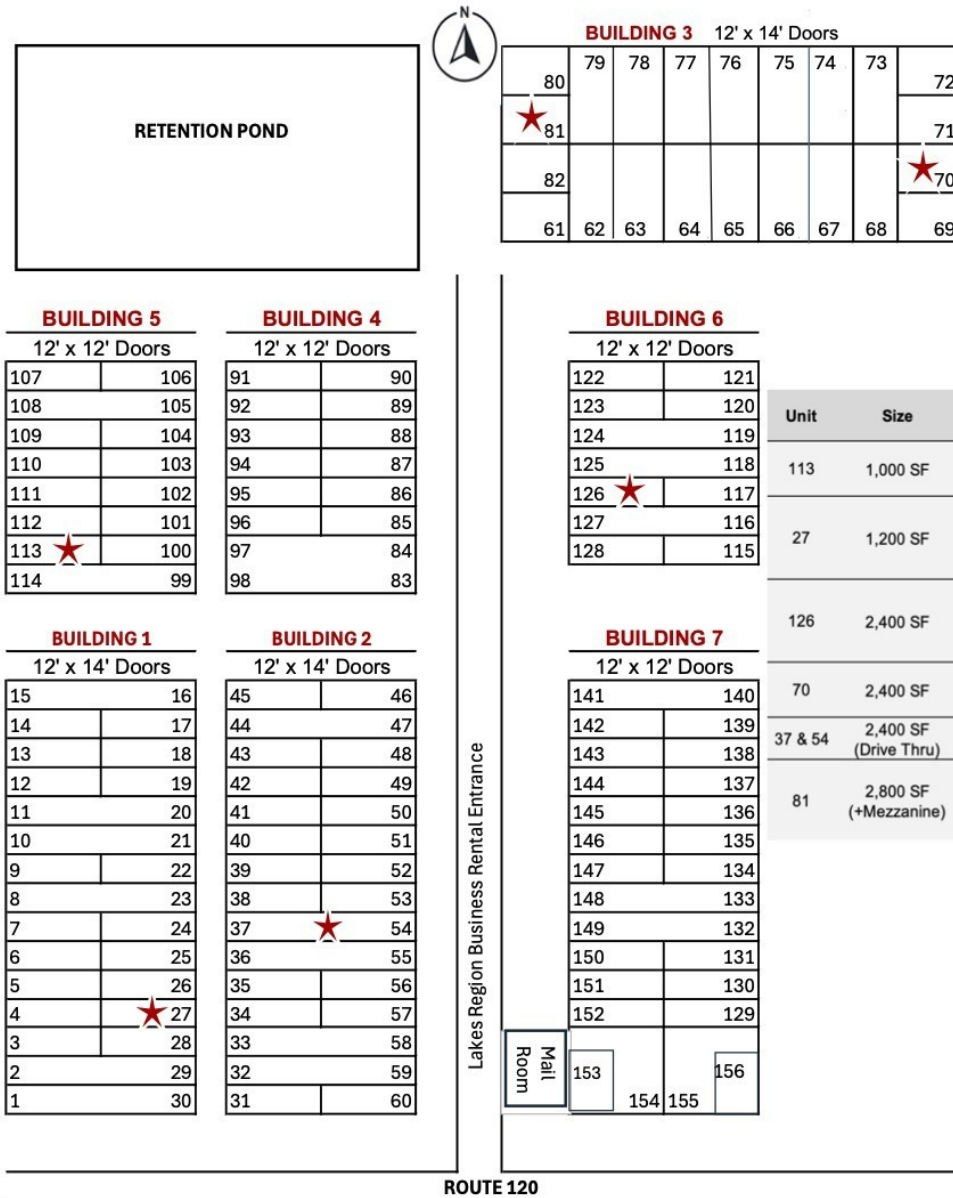
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LIGHT INDUSTRIAL



★ AVAILABLE

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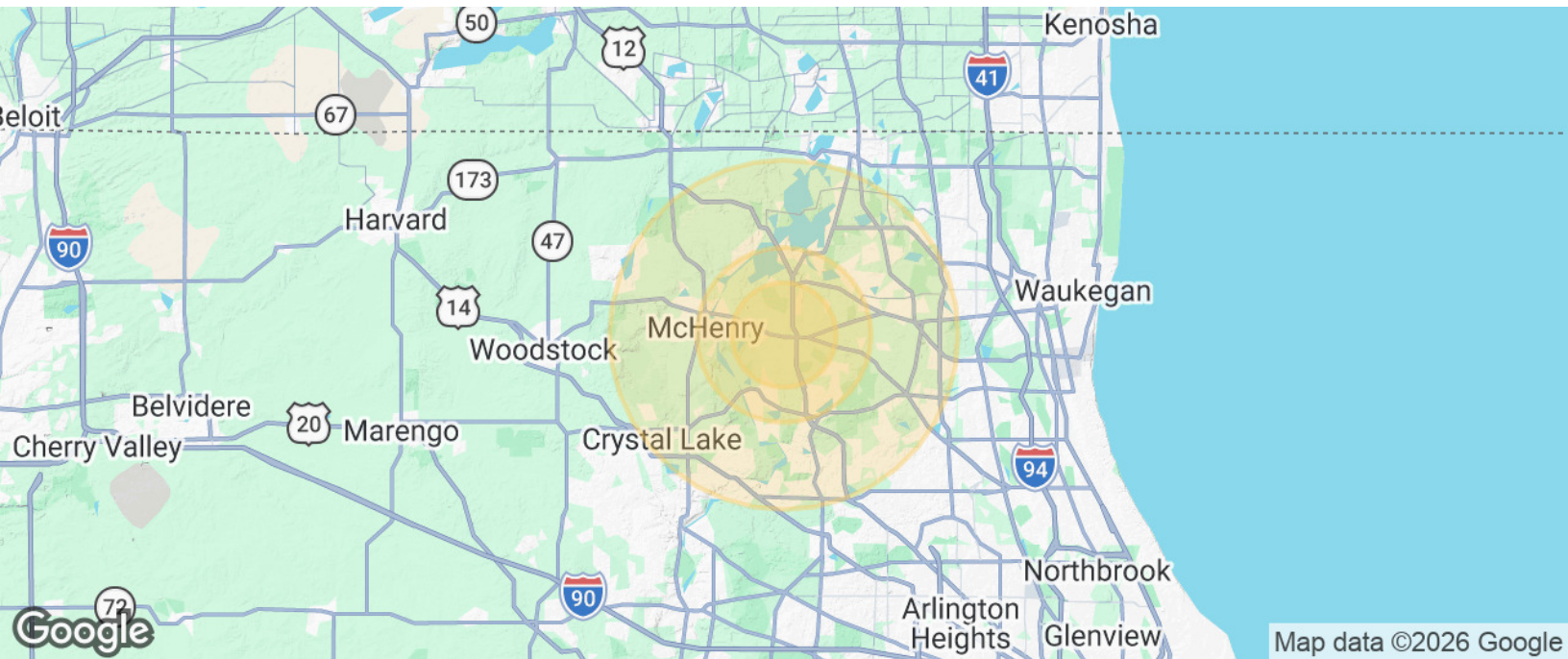
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Population	3 Miles	5 Miles	10 Miles
Total Population	20,982	97,449	301,623
Average Age	38	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	42

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	7,818	36,149	112,736
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$137,758	\$117,859	\$130,428
Average House Value	\$298,553	\$283,980	\$318,298

2020 American Community Survey (ACS)

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