



**1700 S. Butterfield Road**  
Mundelein, Illinois 60060 | Lake County

One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

**PROPERTY HIGHLIGHTS**

- Availability: 1Q-2Q 2026
- Ideal Central Lake County accessibility, 4.5 miles from 4-way interchange at Rt. 60/I-94
- Unit Dimensions: 285' x 102'9"
- Office Size: ± 2,500 SF office
- Site Size: 3.06 acres
- Construction: Masonry
- Zoning: M-1
- Year Built: 1976
- Loading: 2 interior docks
- Real Estate Taxes: \$90,249.38 (\$1.51/SF)
- Lease Rate: \$7.25/SF Net
- Banking, dining, shopping and hotel amenities located nearby.

[hiffman.com](http://hiffman.com)



30,000 SF  
UNIT



± 2,500 SF  
OFFICE



50 AUTO  
PARKING SPACES



2 INTERIOR DOCKS  
1 DID (22' X 14')



20' CEILING  
HEIGHT

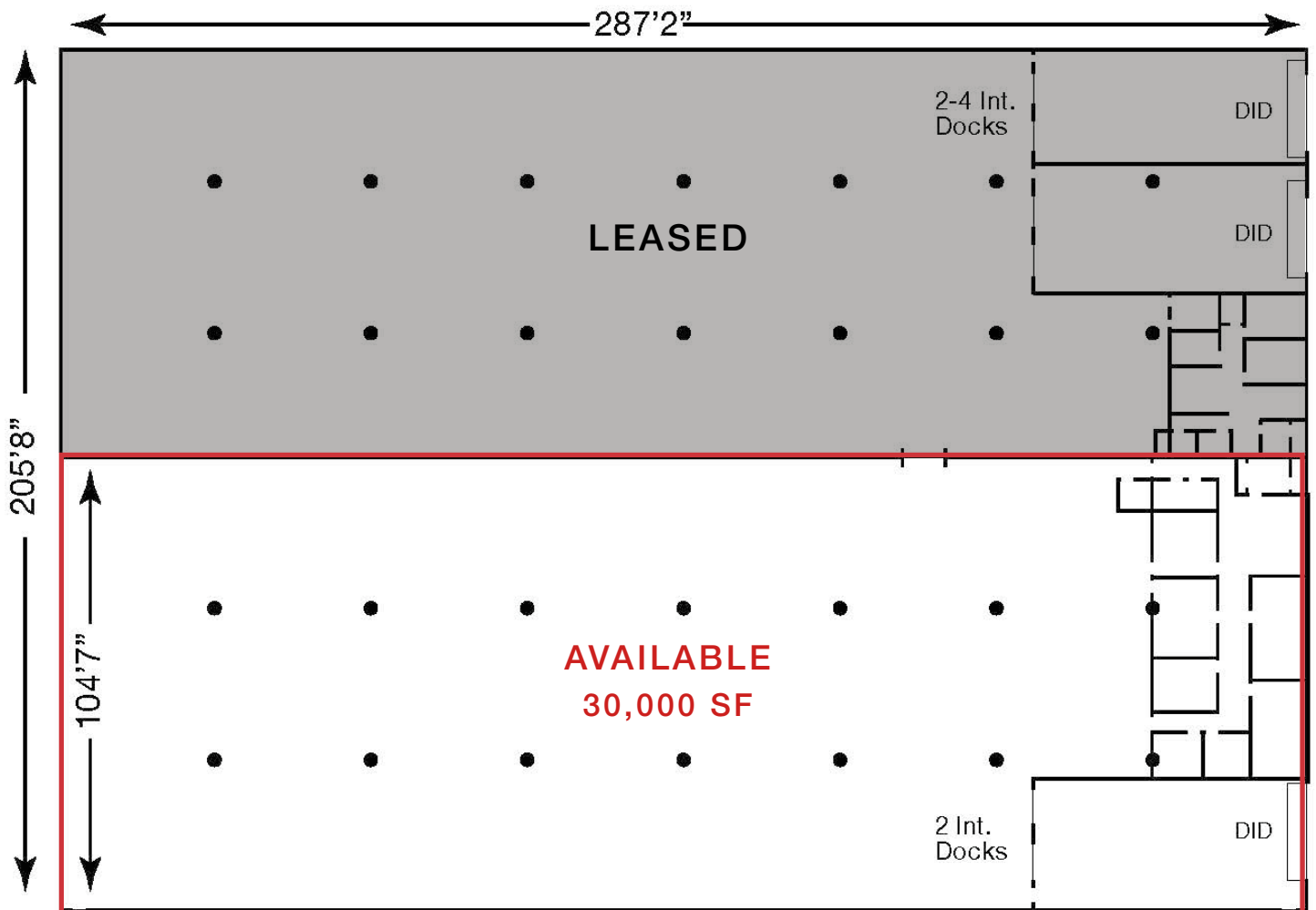


800 AMPS  
120 - 240 VOLTS

**Contact**

Steve Sullivan  
+1 847 610 0123  
ssullivan@hiffman.com

## FLOOR PLAN



### Contact

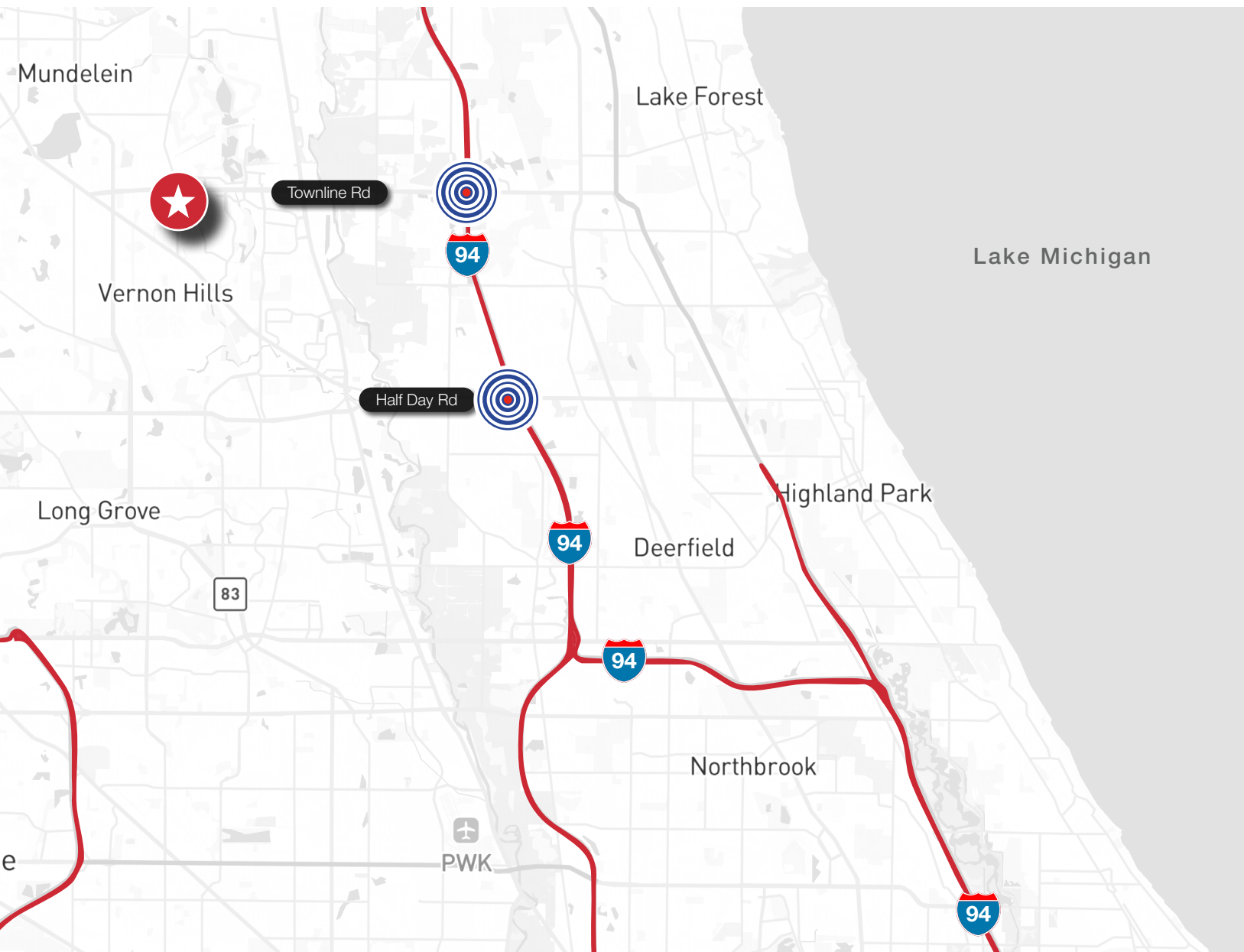
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**NAI Hiffman**  
Commercial Real Estate Services, Worldwide

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## LAKE COUNTY LOCATION

Ideal Central Lake County with banking, dining, shopping and hotel amenities located nearby, 4.5 miles from 4-way interchange at Rt. 60/I-94.



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## KEY DISTANCES

 ±4.5 MILES TO I-94 VIA TOWNLINE RD

 ±5.7 MILES TO I-94 VIA HALF DAY RD

 ±6.6 MILES TO I-88

 ±9.4 MILES TO I-55

 ±23 MILES TO O'HARE INT'L AIRPORT

 ±54 MILES TO DOWNTOWN CHICAGO

30,000 SF  
Warehouse  
Distribution Space

± 2,500 SF  
Office

2 Interior Docks  
1 Drive-in Door

