

For Sale or Lease

AVAILABLE:
2.5 Acres

123 Skokie Hwy.
Lake Bluff, IL

AVAILABLE: **2.5 ACRES**

Concept Plans in Place for Various Industrial Uses

Income in Place

Industrial Properties Adjacent to Site

Unincorporated Lake County

Engineering and Surveying Proposal in Place

38,000 Average Annual Daily Traffic (AADT)

SALE PRICE: **\$2,400,000**

LEASE RATE: **SUBJECT TO OFFER**



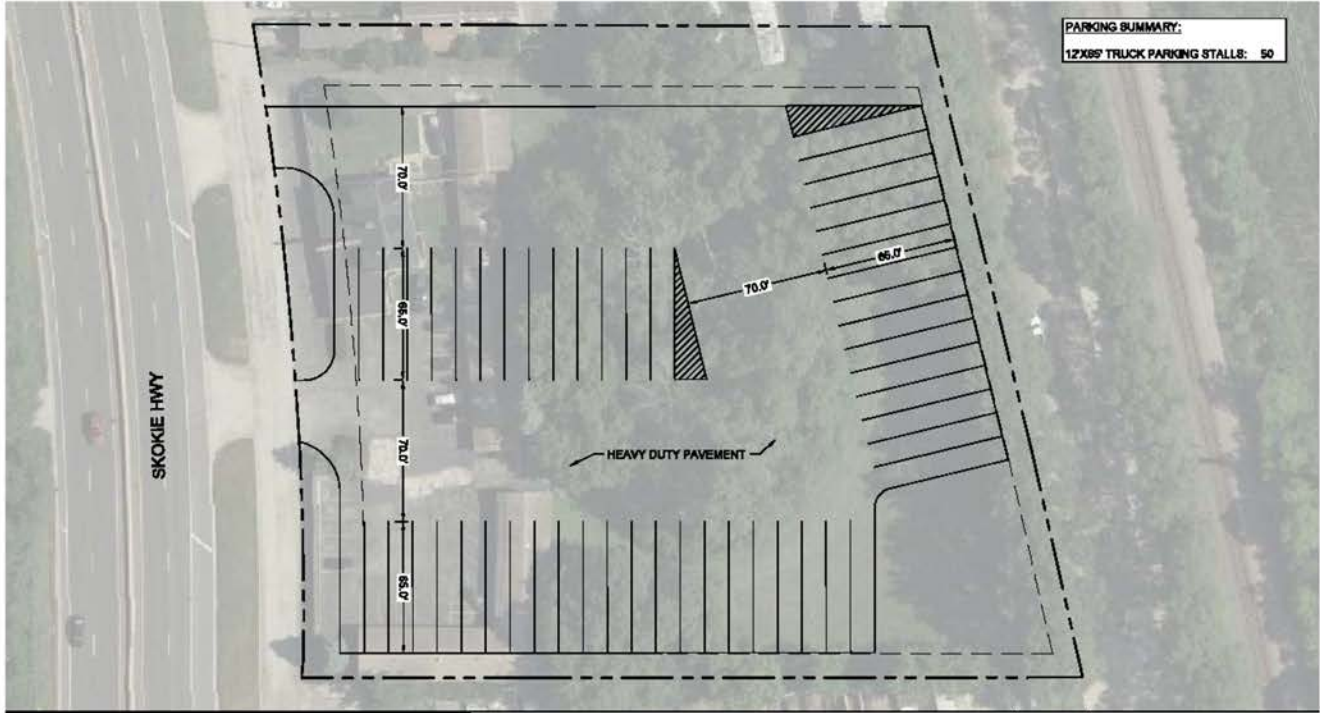
Presented By:

- **Brian Bocci, SIOR**
847-310-4296
bbocci@entreccommercial.com
- **Jack Steineke**
847-309-0018
jsteineke@entreccommercial.com

 entreccommercial.com

Site Plan

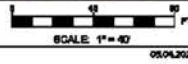
Concept Plans A & B



123 N SKOKIE HWY
LAKE COUNTY, IL

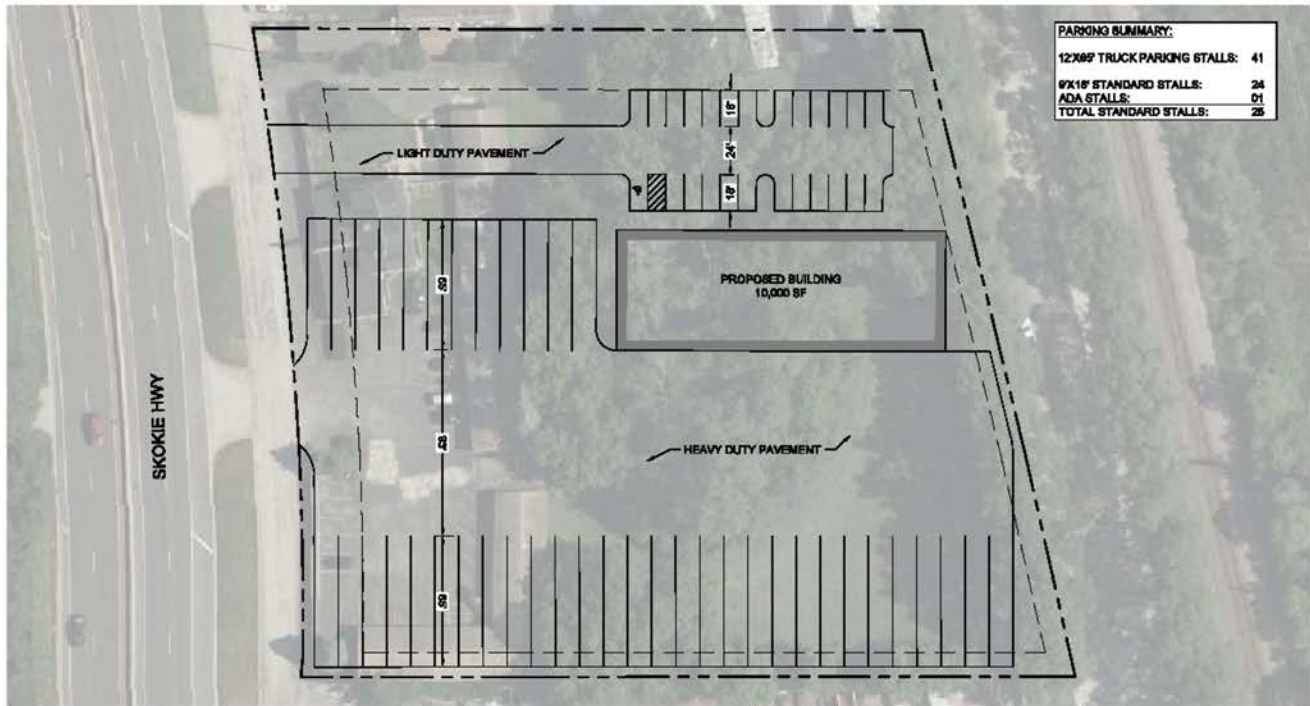
CONCEPTUAL SITE PLAN A

SCALE: 1"=40' (1/8"=1')



05/04/2023

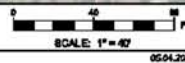
C.1



123 N SKOKIE HWY
LAKE COUNTY, IL

CONCEPTUAL SITE PLAN B

SCALE: 1"=40' (1/8"=1')



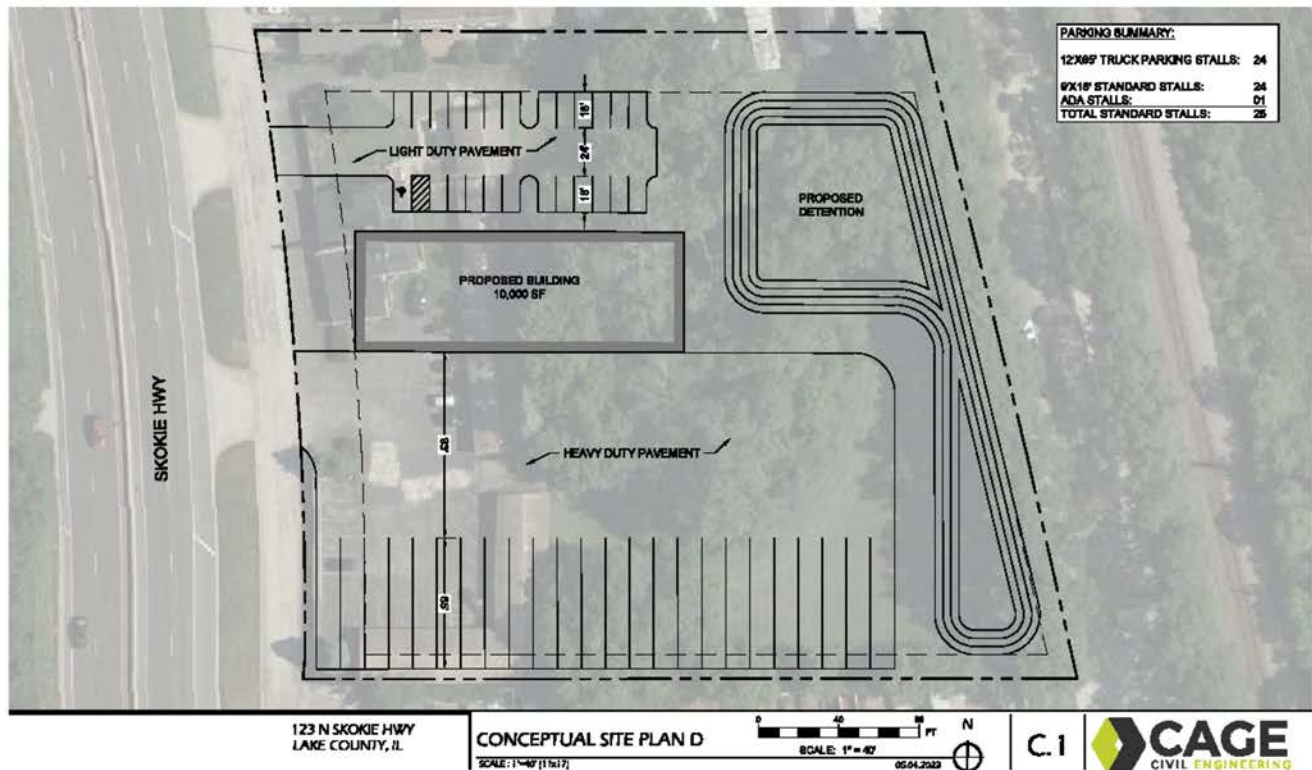
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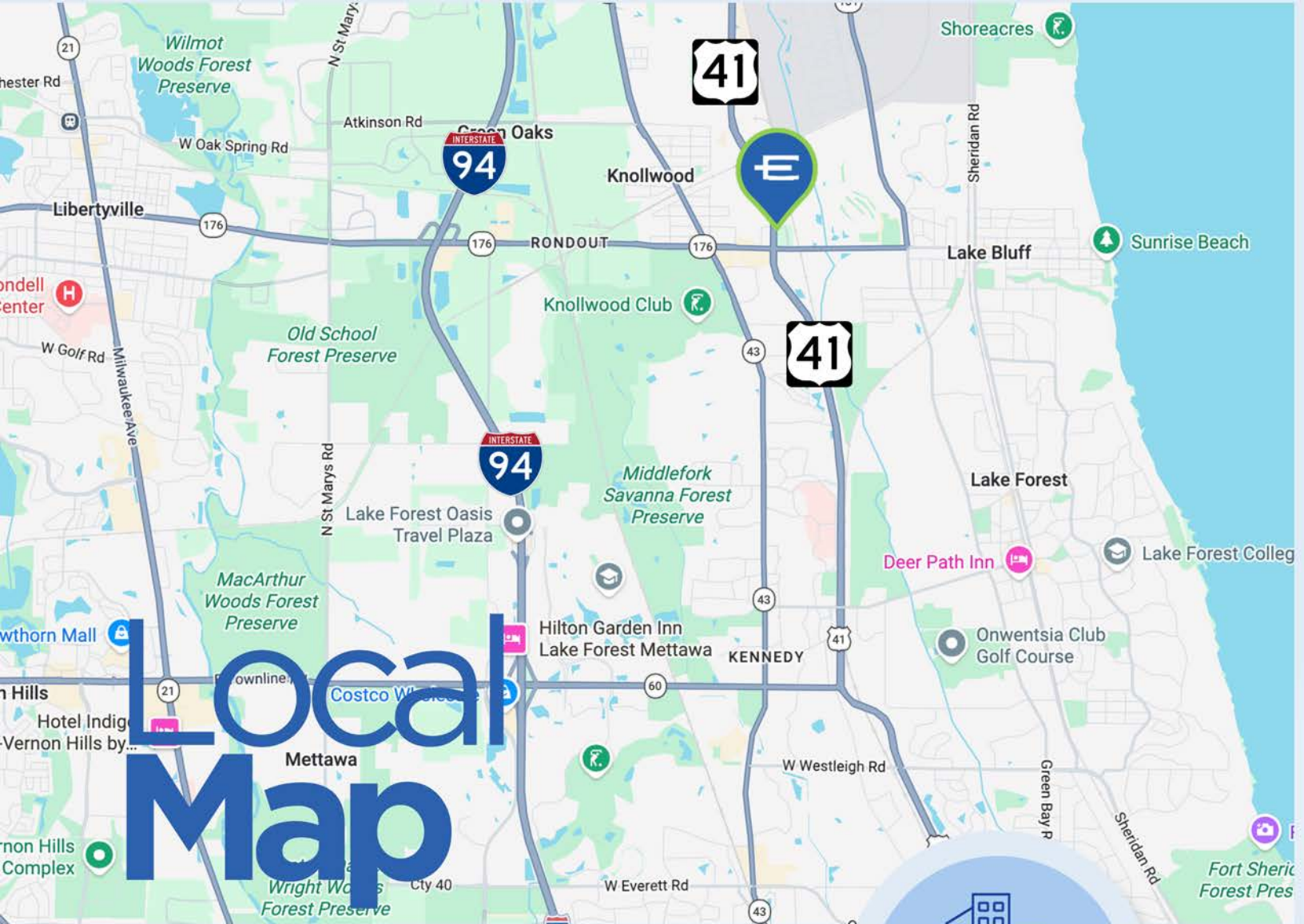
C.1



Site Plan

Concept Plans C & D





Local Map

123 Skokie Hwy.
Lake Bluff, IL



Direct Access & Frontage on Rt. 41



Industrial Properties Adjacent to Site



Skilled Labor Force



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:**

ENTRE
Commercial Realty LLC

Brian Bocci, SIOR
847-310-4296
bbocci@entreccommercial.com

Jack Steineke
847-309-0018
jsteineke@entreccommercial.com

entreccommercial.com
3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005