

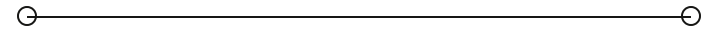


LEASE

Small Bay Industrial

600 WAUKEGAN RD

Northbrook, IL 60062



PRESENTED BY:

DIONE DURHAM

Phone: 847.464.8467

dione.durham@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

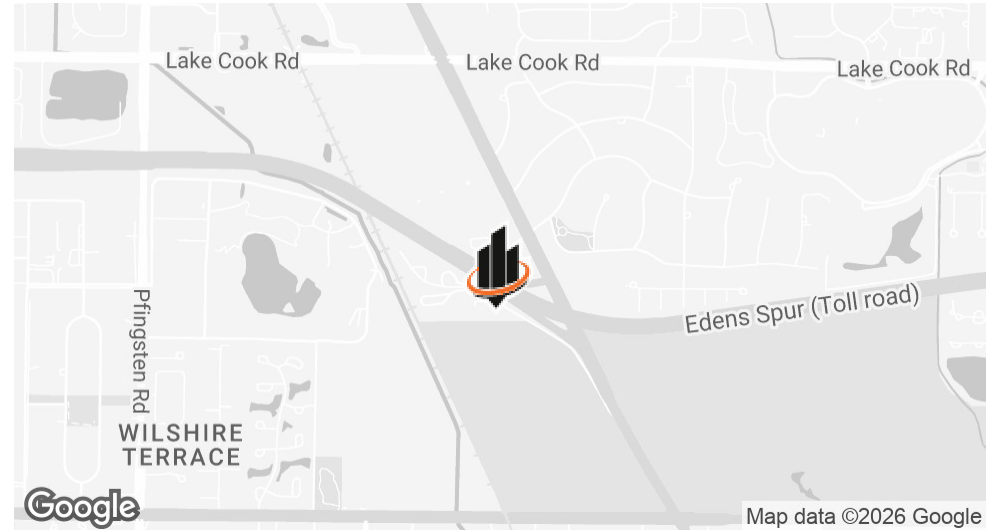
LEASE RATE:	\$5,000 per month (MG)
AVAILABLE SF:	3,127 SF
LOT SIZE:	3.13 Acres
BUILDING SIZE:	3,127 SF

DIONE DURHAM

O: 847.464.8467

dione.durham@svn.com

SMALL BAY INDUSTRIAL | 600 Waukegan Rd Northbrook, IL 60062



LOCATION DESCRIPTION

Located along Waukegan Road in Northbrook, the property offers immediate access to I-94 and I-294, placing users within a highly desirable North Shore submarket. The surrounding area is characterized by a strong mix of showroom, service, and professional trade users, supported by affluent demographics and proximity to major retail corridors.

This location is ideal for businesses that benefit from both operational efficiency and a strong professional presence.

SVN | CHICAGO COMMERCIAL 2

PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Small Bay Industrial
PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
BUILDING SIZE	3,127 SF
YEAR BUILT	2007
YEAR LAST RENOVATED	2025
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	3,127 SF
PARKING SPACES	6
CONSTRUCTION STATUS	Existing

600 Waukegan presents a well-maintained ±3,127 SF small-bay industrial suite designed for professional users seeking a clean, functional, and efficient workspace. The layout supports a variety of light industrial, showroom, and service-oriented operations, with strong loading capabilities and clear height to accommodate storage and distribution needs.

Recently updated with new paint and LED lighting, the space offers a polished, move-in-ready environment that reflects well on tenant operations and branding. Ideal for contractors, specialty trades, showroom users, and light assembly or distribution businesses looking to operate in a more refined setting.

Ownership is seeking tenants whose operations align with a well-maintained and professionally operated environment.

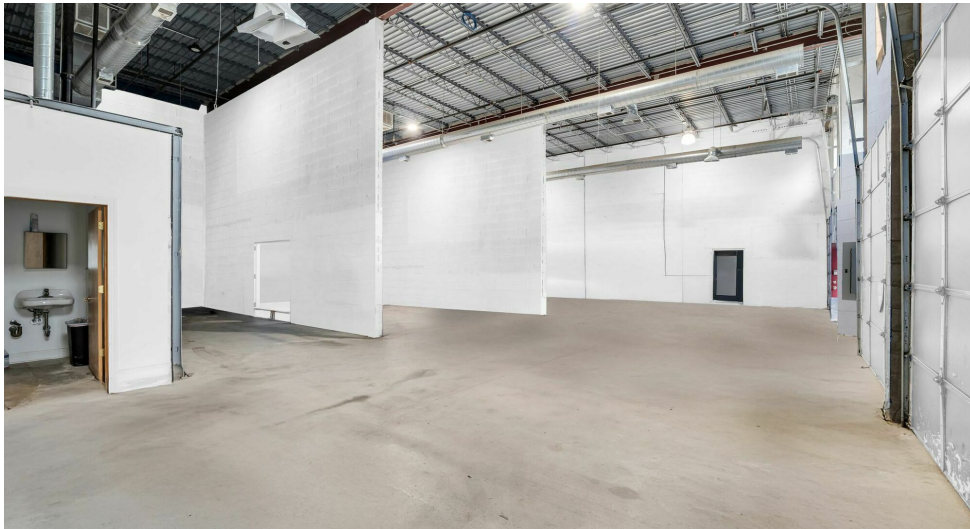
DIONE DURHAM

O: 847.464.8467

dione.durham@svn.com

- ±3,127 SF efficient small-bay configuration
- 3 drive-in doors supporting seamless loading
- 22' ceilings with ~15.5' clear height
- Bright, upgraded LED lighting throughout
- Temperature-controlled warehouse (HVAC + A/C)
- Clean, professionally maintained environment
- Strong access to I-94 and I-294
- Ideal for organized, low-impact industrial users
- Ideal for:
 - HVAC, electrical, and specialty contractors
 - Showroom or product-based businesses
 - E-commerce / last-mile distribution
 - Medical, lab, or specialty equipment users
 - Light assembly and service-oriented operations

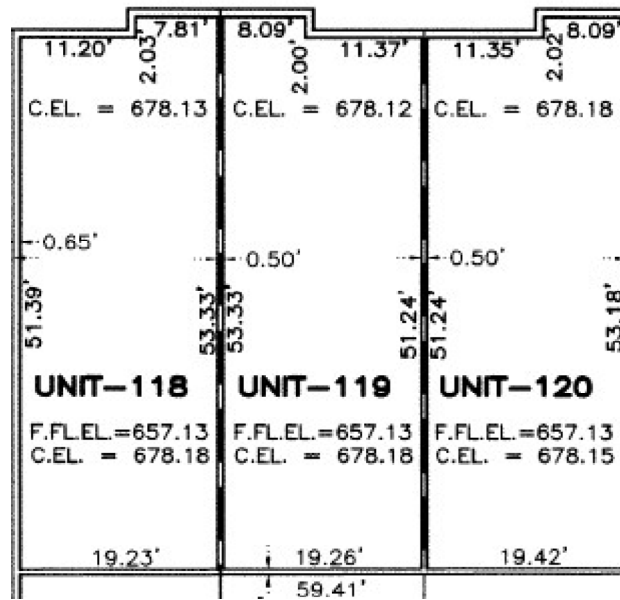
ADDITIONAL PHOTOS



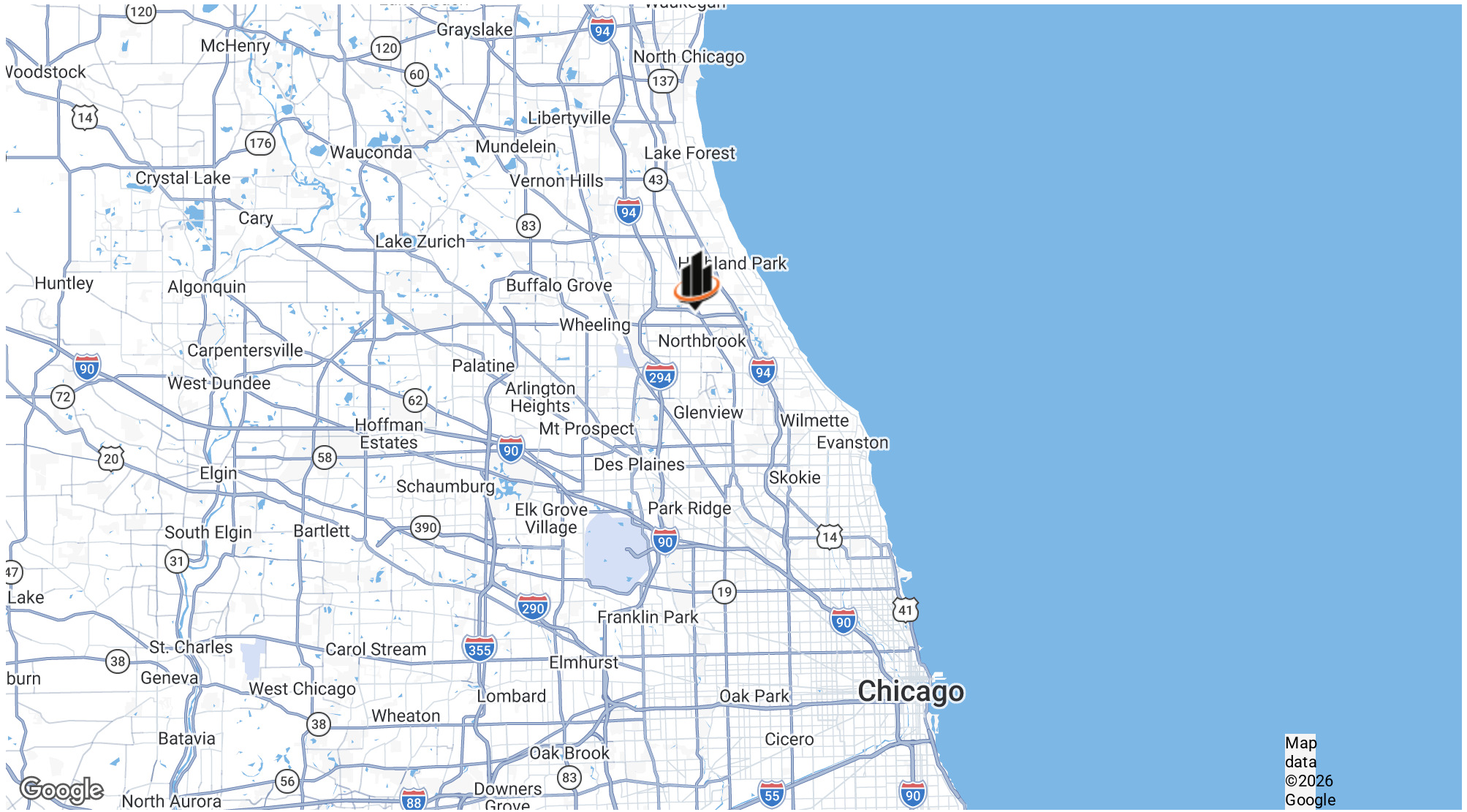
DIONE DURHAM

O: 847.464.8467

dione.durham@svn.com



LOCATION MAP



Map
data
©2026
Google

DIONE DURHAM
O: 847.464.8467
dione.durham@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

DIONE DURHAM

O: 847.464.8467

dione.durham@svn.com