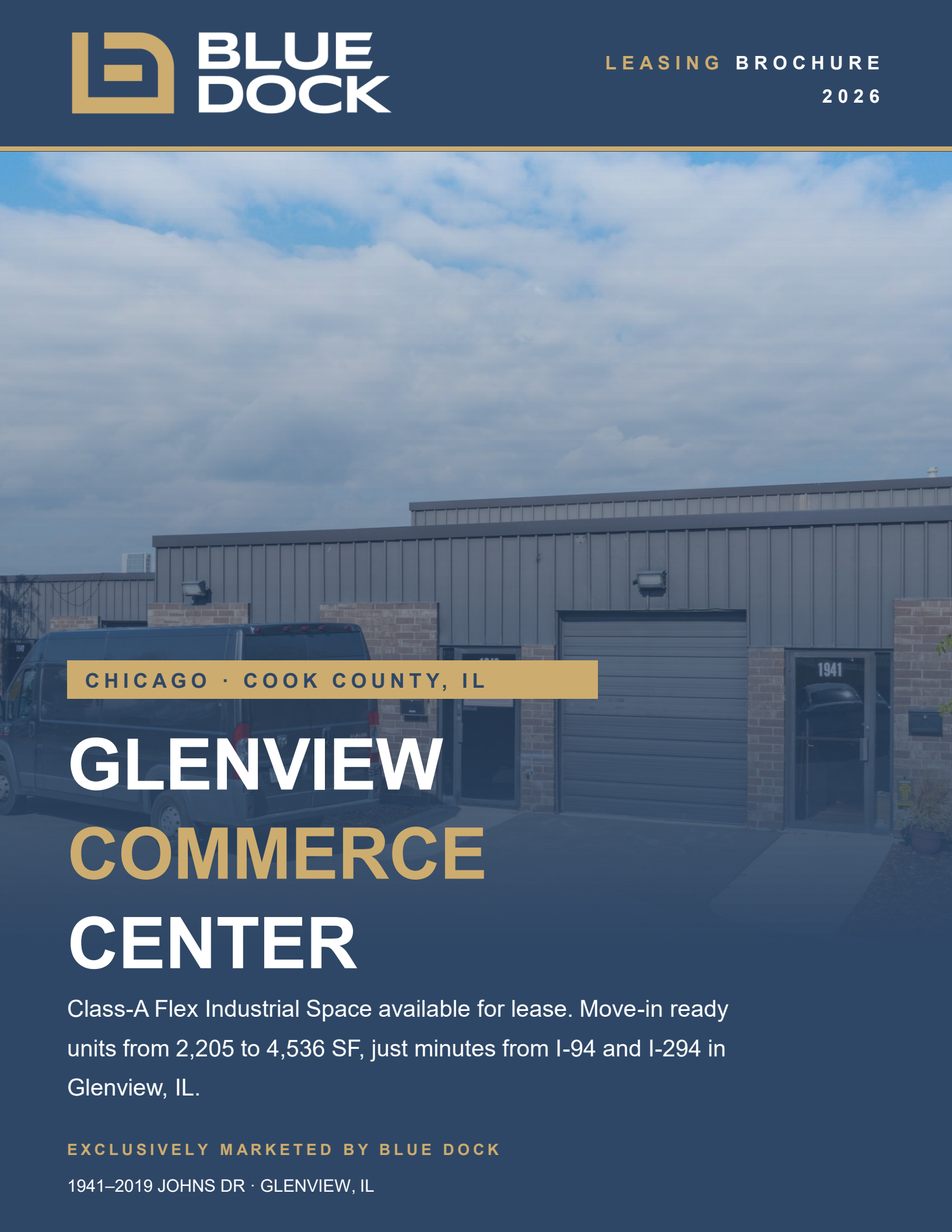




CHICAGO · COOK COUNTY, IL

GLENVIEW COMMERCE CENTER

Class-A Flex Industrial Space available for lease. Move-in ready units from 2,205 to 4,536 SF, just minutes from I-94 and I-294 in Glenview, IL.

EXCLUSIVELY MARKETING BY BLUE DOCK

1941-2019 JOHNS DR · GLENVIEW, IL

— PROPERTY OVERVIEW

Glenview Commerce Center, Chicago North Shore.

Blue Dock offers Class-A Flex Industrial and Office space within Glenview Commerce Center, a $\pm 68,188$ SF multi-tenant campus on ± 3.98 acres in Chicago's affluent North Shore. Strategically positioned ± 3 miles from I-94 and I-294 and ± 6 miles from Chicago Executive Airport, the property gives tenants direct access to the Chicago O'Hare logistics corridor, one of the most active freight hubs in the nation. The Blue Dock team has worked with growing companies for over 35 years, delivering Class-A space ideal for contractors, HVAC, logistics, distribution, light manufacturing, and service trades.

2,205 – 4,536

SF AVAILABLE

$\pm 68,188$

BUILDING GLA (SF)

± 3 MI

TO I-94 & I-294

24/7

PRIVATE ACCESS



PROPERTY HIGHLIGHTS

◆ Drive-In & Dock-High Loading

- ◆ 3-Phase Heavy Power
- ◆ Private Entrance w/ 24/7 Access
- ◆ Climate Controlled
- ◆ Private Offices & Bathrooms
- ◆ LED Lighting Throughout

UPGRADES AVAILABLE

- ◆ Epoxy Floors
- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ Drive-In Loading
- ◆ Other Upgrades Available

DISTANCE TO

Interstate 94 **± 3 MI**

Interstate 294 **± 3 MI**



AVAILABLE FOR LEASE

SUITE 1975-77

FLEX INDUSTRIAL

4,536 SF

A large move-in ready Class-A flex suite featuring three drive-in overhead doors for maximum operational flexibility. Ideal for contractors, distributors, light manufacturers, and fleet operators who need serious loading capacity, heavy power, and a professional workspace, all within minutes of I-94 and I-294.

SPACE HIGHLIGHTS

- ◆ **Three (3) Drive-In Doors**
- ◆ **3-Phase Heavy Power**
- ◆ High Ceiling Height
- ◆ Climate Controlled
- ◆ Private Offices & Bathrooms
- ◆ Private Entrance w/ 24/7 Access
- ◆ LED Lighting
- ◆ Immediate Occupancy

UPGRADES AVAILABLE

- ◆ Epoxy Floors
- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ Drive-In Loading
- ◆ Other Upgrades Available



AVAILABLE FOR LEASE

SUITE 2003

FLEX INDUSTRIAL

2,205 SF

A move-in ready Class-A flex suite with a drive-in overhead door, private offices, and private bathrooms. The right-sized solution for growing service businesses and trades that need a clean, professional space with easy drive-up access, all just minutes from two major interstates.

SPACE HIGHLIGHTS

- ◆ **Drive-In Overhead Door**
- ◆ **3-Phase Heavy Power**
- ◆ High Ceiling Height
- ◆ Climate Controlled
- ◆ Private Offices & Bathrooms
- ◆ Private Entrance w/ 24/7 Access
- ◆ LED Lighting
- ◆ Immediate Occupancy

UPGRADES AVAILABLE

- ◆ Epoxy Floors
- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ Drive-In Loading
- ◆ Other Upgrades Available



AVAILABLE FOR LEASE

OFFICE 1951A & OFFICE 1951D

PRIVATE OFFICES

475 – 975 SF

Move-in ready private offices in the heart of Glenview's most connected commerce campus. Two suites, 1951A and 1951D, from 475 to 975 SF, built for professionals and small business owners who want a clean, modern workspace with shared industrial amenities and 24/7 drive-up access.

OFFICE HIGHLIGHTS

- ◆ **LED Lighting Throughout**
- ◆ **LVP Wood Flooring**
- ◆ Air Conditioning
- ◆ Private Entrance
- ◆ 24/7 Drive-Up Access
- ◆ Move-In Ready

IDEAL FOR

- ◆ Trade Business Back Office
- ◆ Service Business HQ
- ◆ Consulting & Admin Use
- ◆ Sales & Dispatch Office
- ◆ Creative & Tech Teams

LET'S CONNECT

BUILD YOUR BUSINESS **AT** GLENVIEW.

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Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Suites can be combined or subdivided to fit your exact needs. Pricing and terms negotiable to fit your business.



EXCLUSIVE LEASING CONTACT

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