

AVAILABLE FOR SALE
3660 COMMERCIAL AVENUE
NORTHBROOK, IL 60062



BUILDING SPECIFICATIONS:

BUILDING SIZE:	23,390 SF
OFFICE:	±3,000 SF
SITE SIZE:	1.0 acre
CLEAR HEIGHT:	15' - 19'
LOADING:	› 2 interior docks › 2 drive-in doors (12' x 10')
SPRINKLER:	Yes
PARKING:	+25 spaces
POWER:	400 amps / 240 volts / 3-phase with 480 volt transformer
SALE PRICE:	\$1,500,000
COMMENTS:	› Building is not currently on tax rolls due to owners Non-Profit status › LED lights in office and warehouse › Building is 100% air conditioned › Close proximity to I-94 and I-294

WAREHOUSE DIMENSIONS

FRONT WAREHOUSE:	
DIMENSIONS:	140' x 51'
CLEAR HEIGHT:	15'
LOADING:	12' x 10' drive-in door
BACK WAREHOUSE:	
DIMENSIONS:	140' x 60'
CLEAR HEIGHT:	19'
LOADING:	› 12' x 12' door splits warehouses › 10' x 12' drive-in door



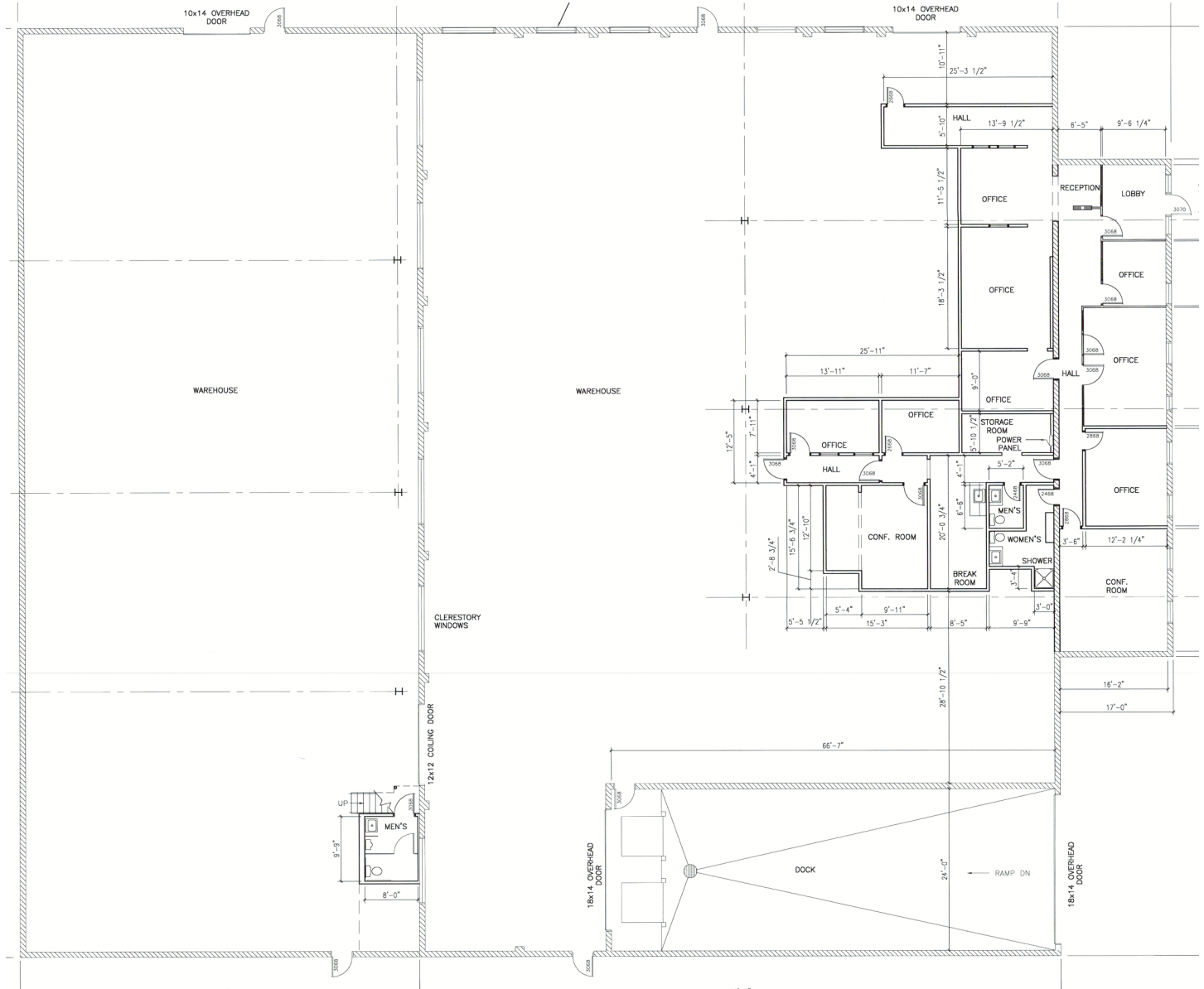
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FLOOR PLAN



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PHOTOS



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