

BRADLEY ROAD INDUSTRIAL PARK

13800 W Laurel Drive, Lake Forest, IL 60045



FOR SALE/LEASE

Price: \$2,379,000 (\$91.35/sf)

Net Lease Rate: \$9.00/sf

SUMMARY

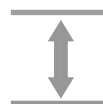
Owner/User or Investment opportunity. The property features a 26,045sf masonry building on 1.61 acres with a good balance of office to warehouse. Owner is willing to lease back part of the property. Parking for up to 44 cars. Low Lake County Taxes (RE Tax Paid 2019 \$36,401.99).



26,045sf



Built 1988



18' Clear Height



2 DID

1 Dock



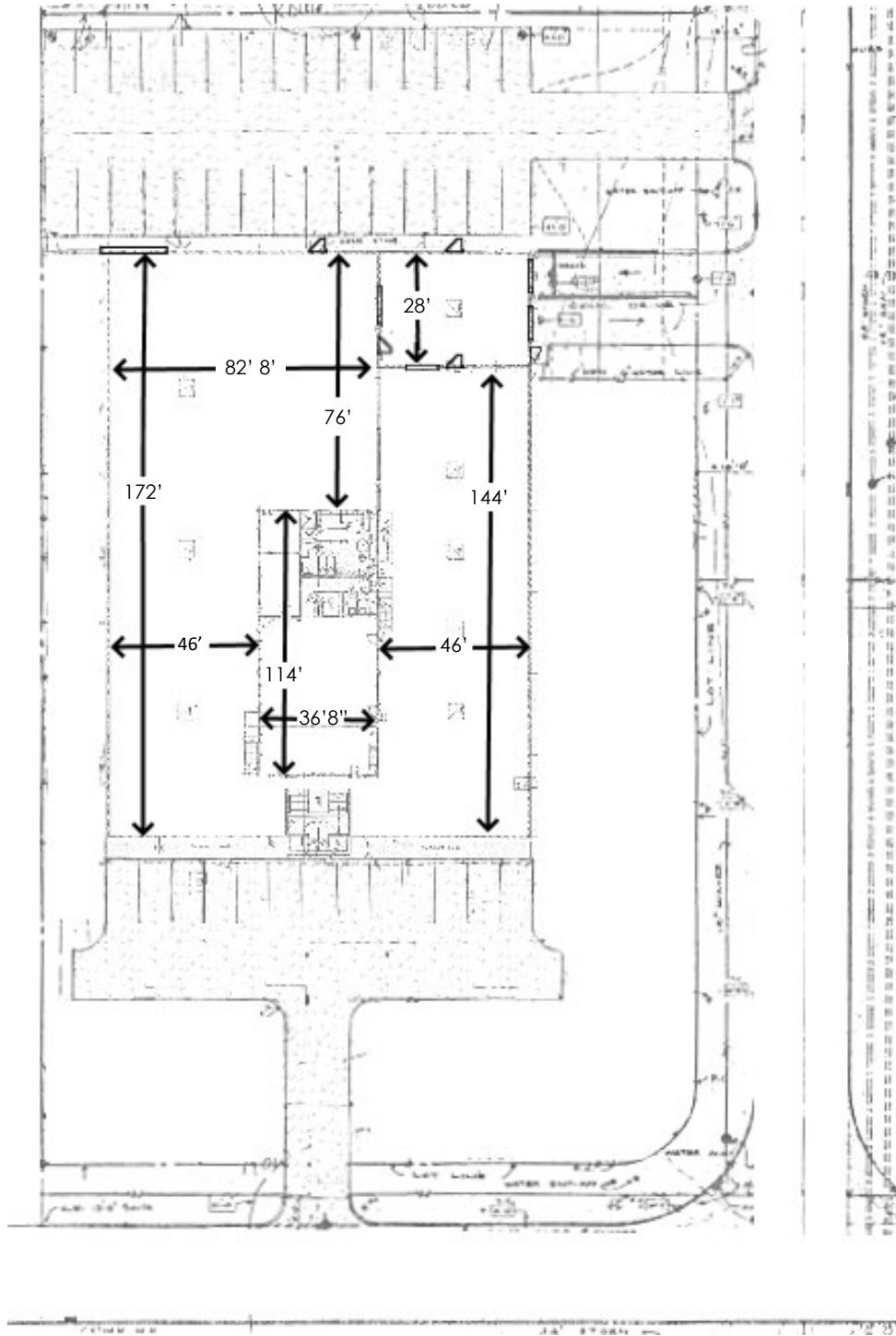
SUBURBAN
REAL ESTATE SERVICES

Lawrence R. Jarosz
Vice President
630-487-2131

ljaros@suburbanrealestate.com

SITE PLAN

13800 W Laurel Drive, Lake Forest, IL 60045



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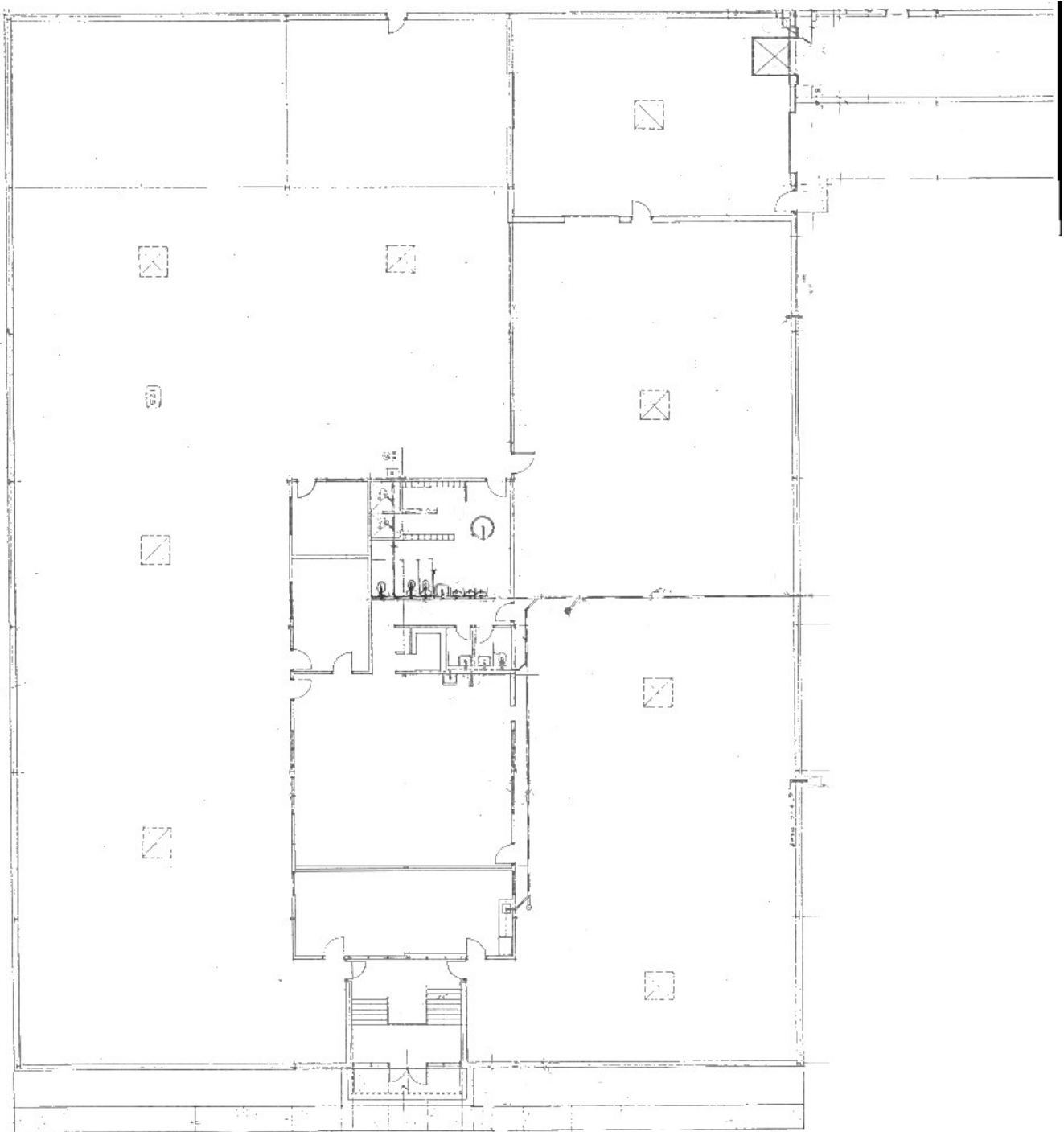
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FLOOR PLAN

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FIRST FLOOR | 22,793_{SF}

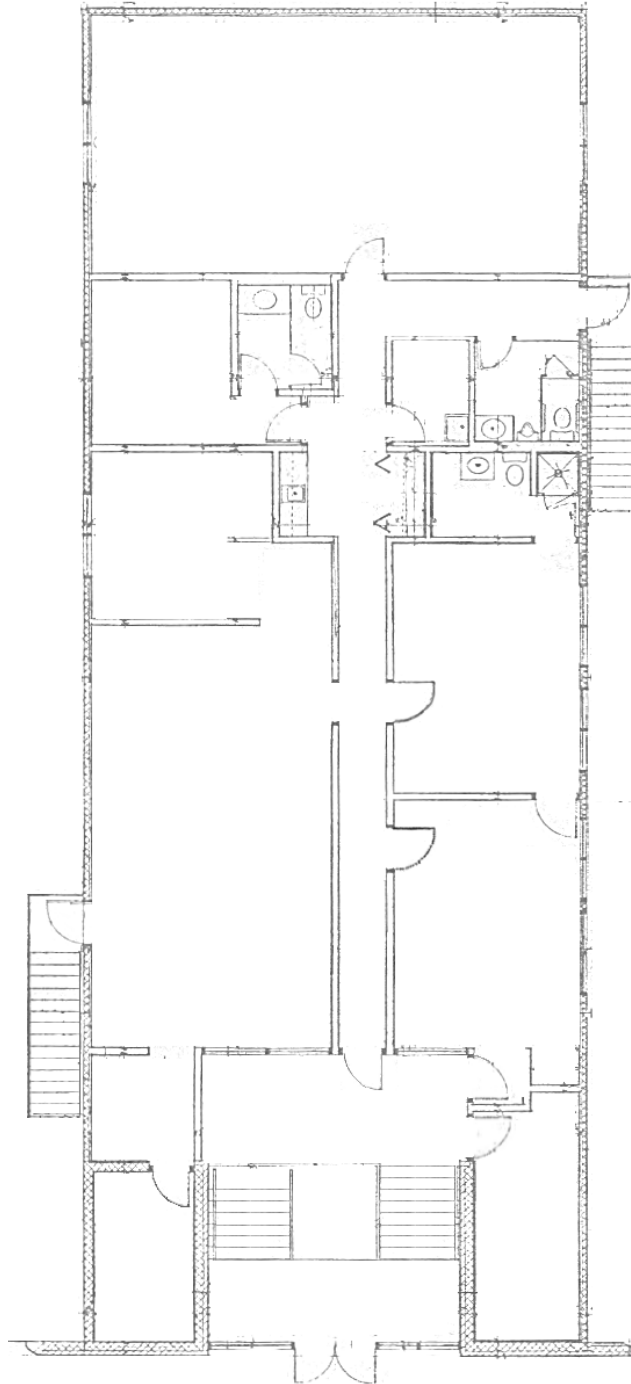


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MEZZANINE OFFICE | 3,252_{SF}



EXTERIOR PHOTOS

13800 W Laurel Drive, Lake Forest, IL 60045



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INTERIOR PHOTOS

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LOCATION HIGHLIGHTS

13800 W Laurel Drive, Lake Forest, IL 60045

Access

- ~ 4.7 Miles Buckley Road Interchange
- ~ 1 Mile Rockland Road Interchange
- ~ 2.4 Miles Townline Road Interchange



Lake County Taxes



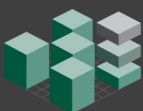
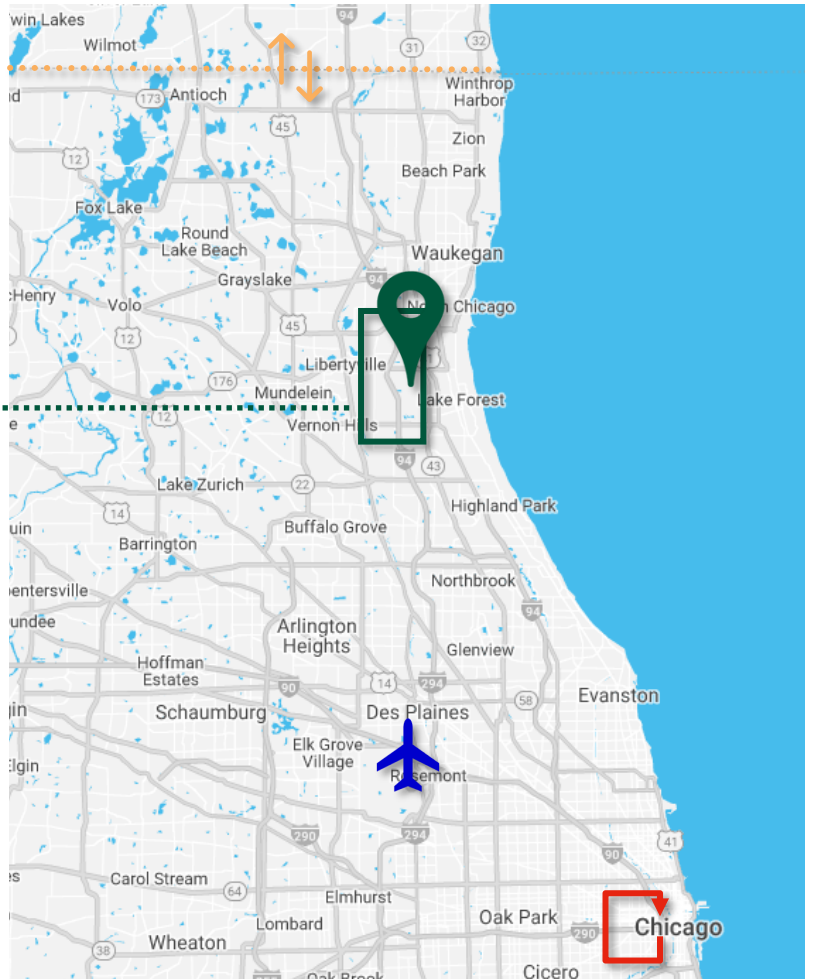
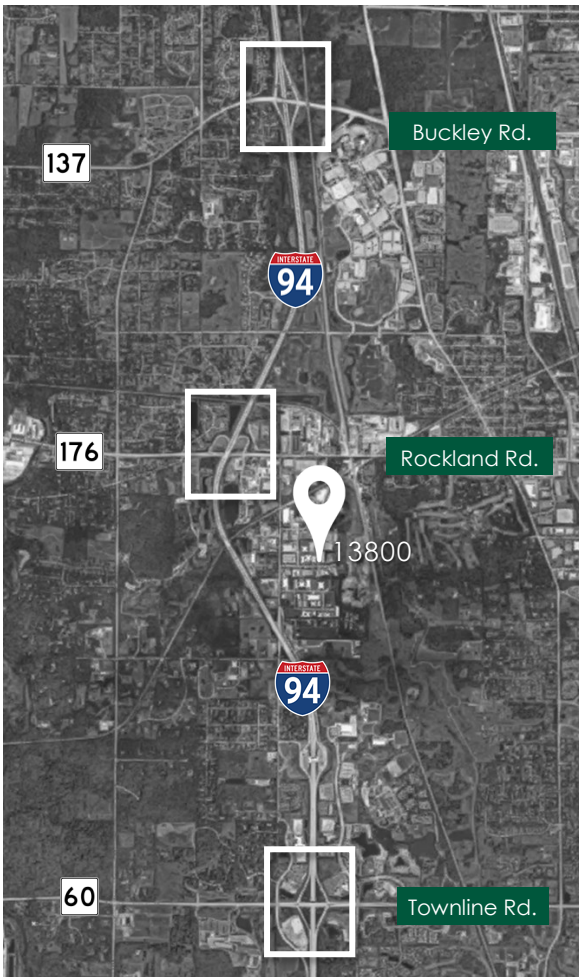
16 miles to the Illinois / Wisconsin Border



25 Miles to O'Hare Airport



38 miles to Chicago's Loop



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