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## Available for Lease



**1840 Industrial Drive, Suite 240, Libertyville, IL 60048**

|                             |                                                                                                                                                                             |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Space Available:</b>     | 1,250 Sq. Ft.                                                                                                                                                               |
| <b>Total Building Size:</b> | 55,100 Sq. Ft.                                                                                                                                                              |
| <b>Present Offices:</b>     | 600 Sq. Ft.                                                                                                                                                                 |
| <b>Ceiling Height:</b>      | 12' Clear                                                                                                                                                                   |
| <b>Parking:</b>             | 124 Cars for Complex                                                                                                                                                        |
| <b>Loading Dock:</b>        | 4 Common Truck Level Docks (2 with Levelers)                                                                                                                                |
| <b>Year Built:</b>          | 1989                                                                                                                                                                        |
| <b>Power:</b>               | 200 Amps                                                                                                                                                                    |
| <b>Sprinklered:</b>         | Yes with Monitoring                                                                                                                                                         |
| <b>Heat:</b>                | Gas                                                                                                                                                                         |
| <b>Air Conditioning:</b>    | Office only                                                                                                                                                                 |
| <b>Zoning:</b>              | Light Industrial                                                                                                                                                            |
| <b>Lease Price:</b>         | \$ 1,484 per month (\$10.87 PSF NET)<br>Includes 2023 estimates \$1.48 PSF Tax & \$1.90 PSF CAM                                                                             |
| <b>Special Amenities:</b>   | <ul style="list-style-type: none"><li>◆ Skylights in Warehouse.</li><li>◆ High Speed Internet Access.</li><li>◆ Mail &amp; Overnight Delivery Drop Boxes on Site.</li></ul> |

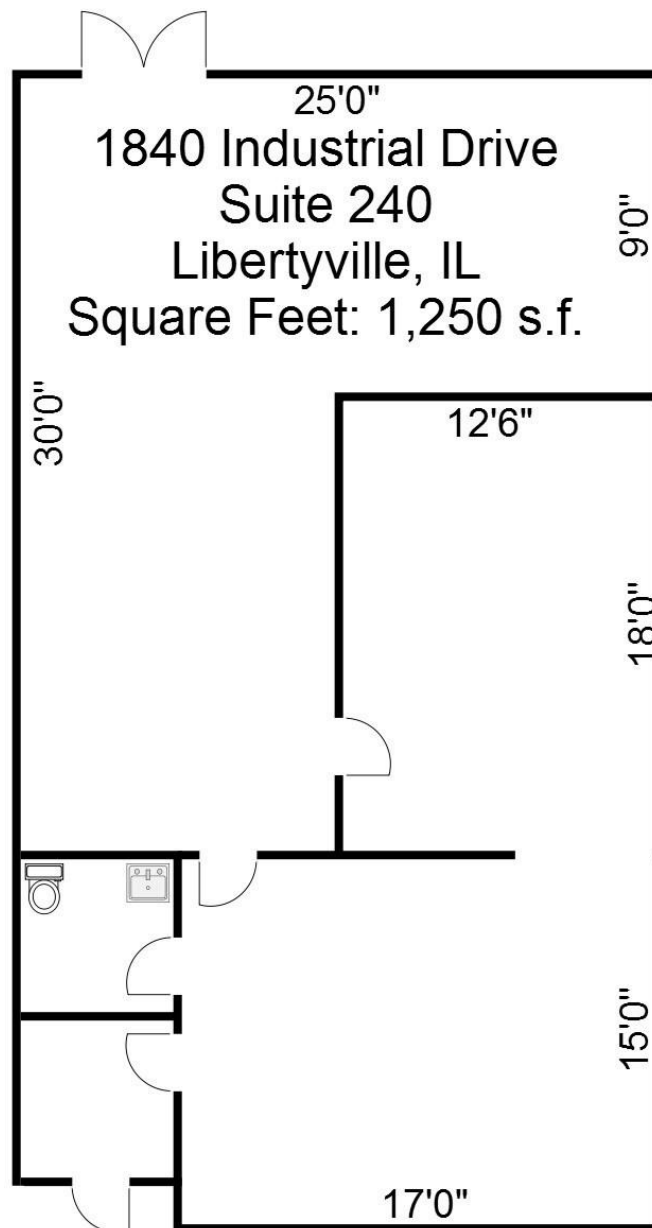
### For Further Information Please Contact:

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**President**

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