

5,066 - 14,679 SF

Industrial Property For Lease



28457 BALLARD DRIVE, LAKE FOREST, IL 60045



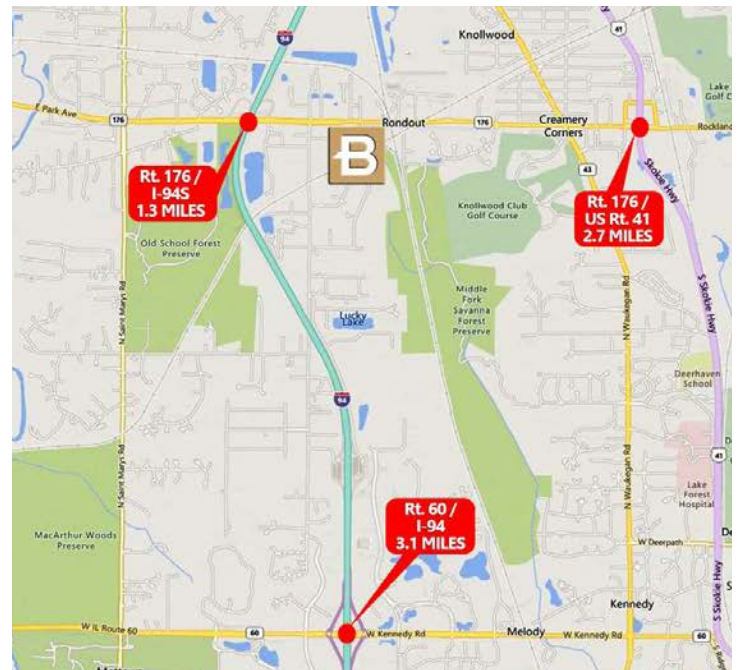
LOCATION DESCRIPTION

Established industrial park with easy access to major transportation routes via nearby Rt. 176, Rt. 60, I-94.

SPACES	LEASE RATE	SPACE SIZE
Unit B	Subject To Offer	8,582 SF
Unit F	Subject to Offer	5,066 SF
Unit G	Subject to Offer	9,613 SF
Unit F-G	Subject to Offer	14,679 SF

PROPERTY OVERVIEW

- 69,539 SF Building with 1 Unit Available For Lease
- Office Space Varies Per Unit
- 14' Clear Ceilings
- 3 Shared Docks
- 1 Shared Drive-in Door (some units have direct drive-in door)
- 200-400 Amp, 3 Phase Power



COLLIN TYRRELL

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DAN BROWN, SIOR

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

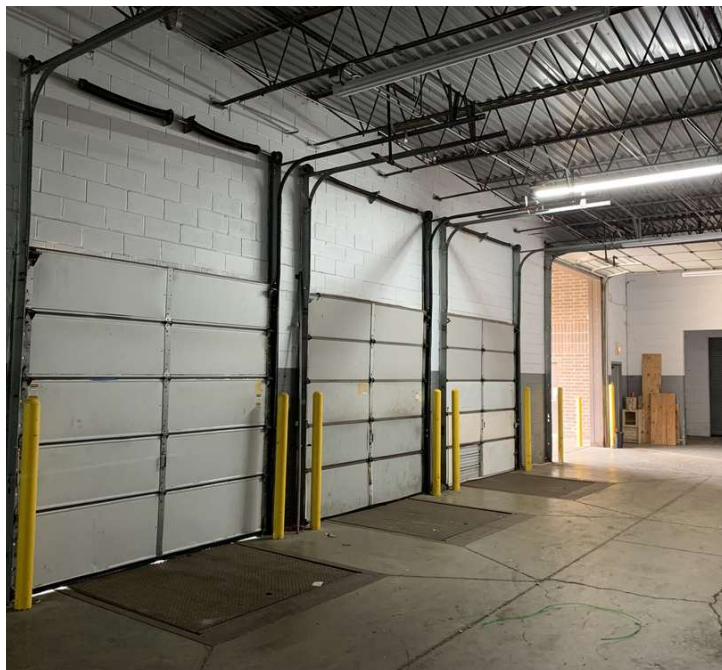
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28457 BALLARD DRIVE, UNIT B

- 8,582 SF
- Approximately 2,912 SF Offices
- 14'10" Clear Ceiling
- 3 Shared Docks
- 1 Shared Drive-in Door
- 400 Amp, 3 Phase Power
- Three Restrooms
- Kitchen/Breakroom
- 100% A/C
- Lease Rate: Subject to Offer
- Availability: December 1, 2026

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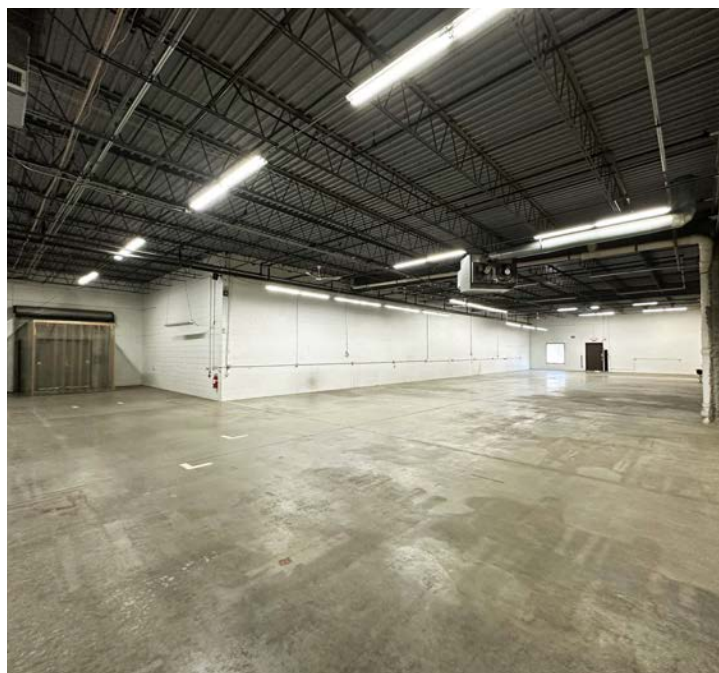
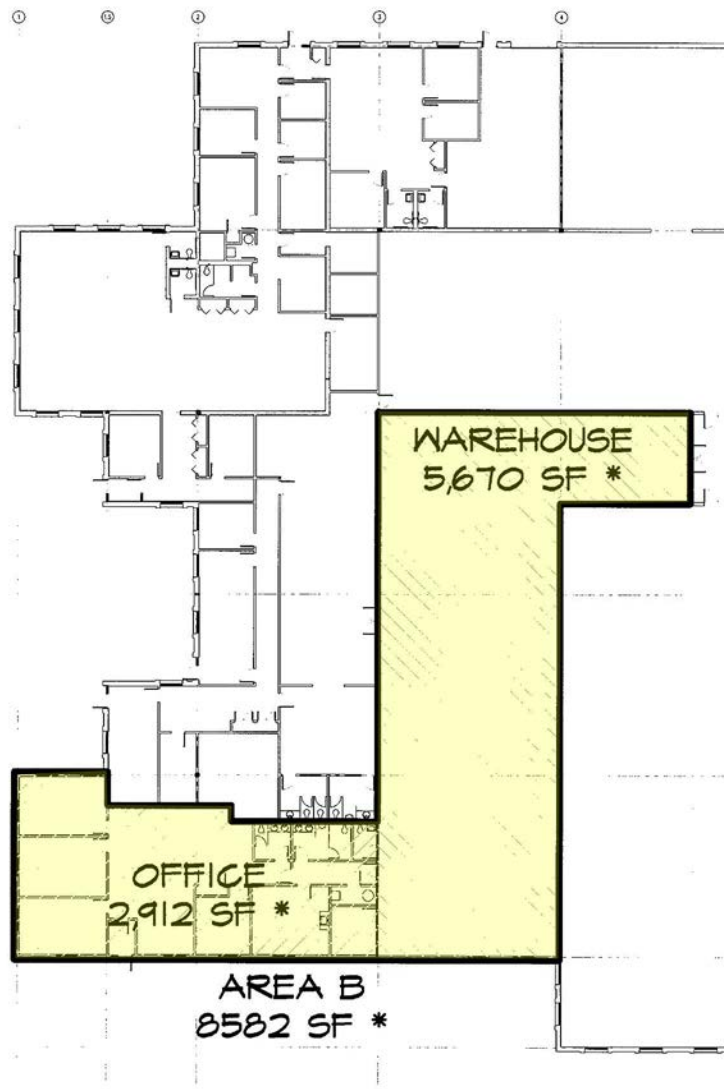
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Industrial Property For Lease



28457 BALLARD DRIVE, LAKE FOREST, IL 60045



28457 BALLARD DRIVE, UNIT F

- 5,066 SF (Can combine with Unit G to meet larger space needs)
- Approximately 980 SF Offices
- 14'10" Clear Ceiling
- 3 Shared Docks
- 1 8'x8' Inside Door
- 200 Amp, 3 Phase Power
- Two Restrooms
- Kitchen/Breakroom
- Lease Rate: Subject to Offer
- Availability: December 1, 2026

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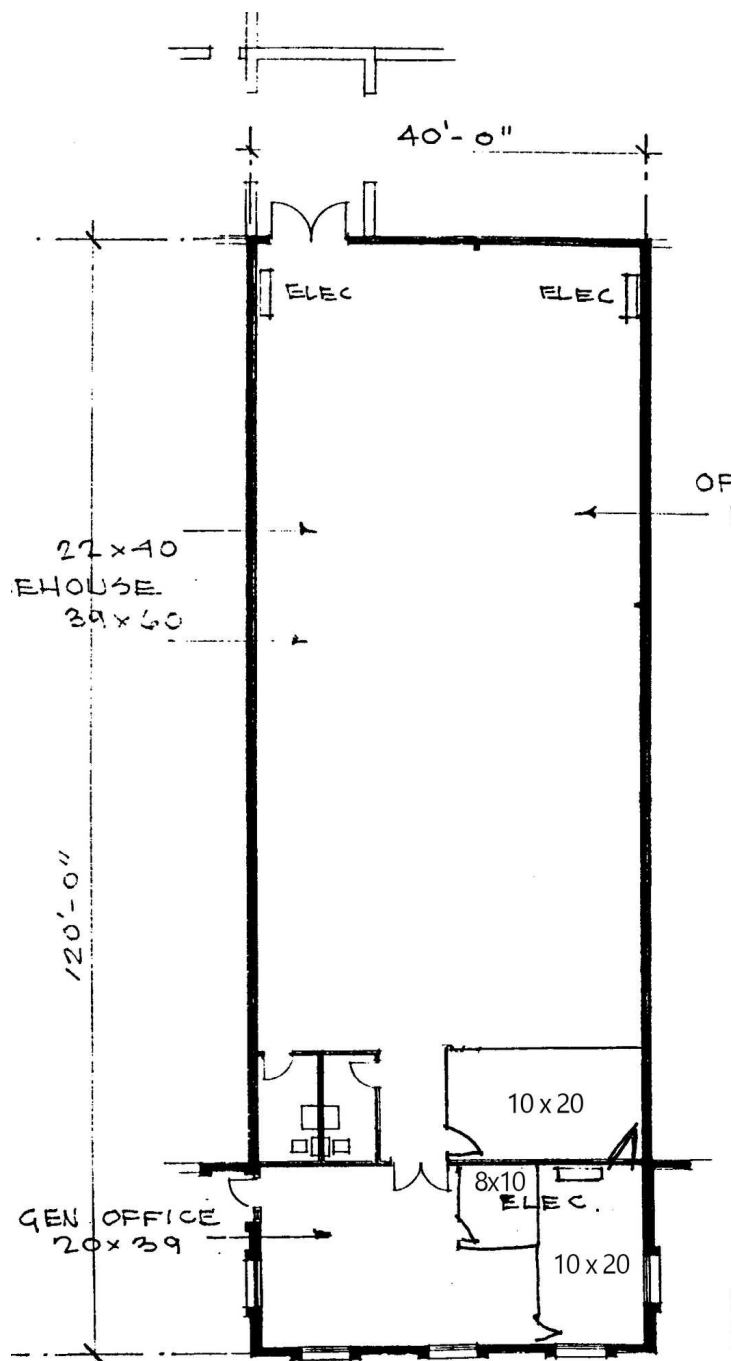
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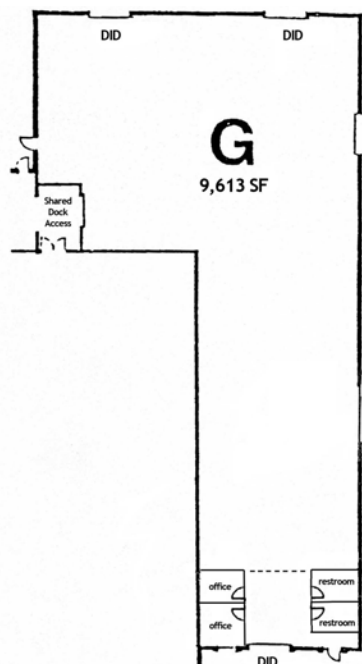
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Industrial Property For Lease



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28457 BALLARD DRIVE, UNIT G

- 9,613 SF (Can combine with Unit F to meet larger space needs)
- Approximately 320 SF Offices
- 14'10" Clear Ceiling
- 3 Shared Docks
- 4 Drive-in Doors
- 225 Amp, 3 Phase Power
- Two Restrooms
- Lease Rate: Subject to Offer
- Availability: October 1, 2026

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