



± 60,000 SF
AVAILABLE FOR SALE OR FOR LEASE

3100-3150 COMMERCIAL AVE

Northbrook, IL



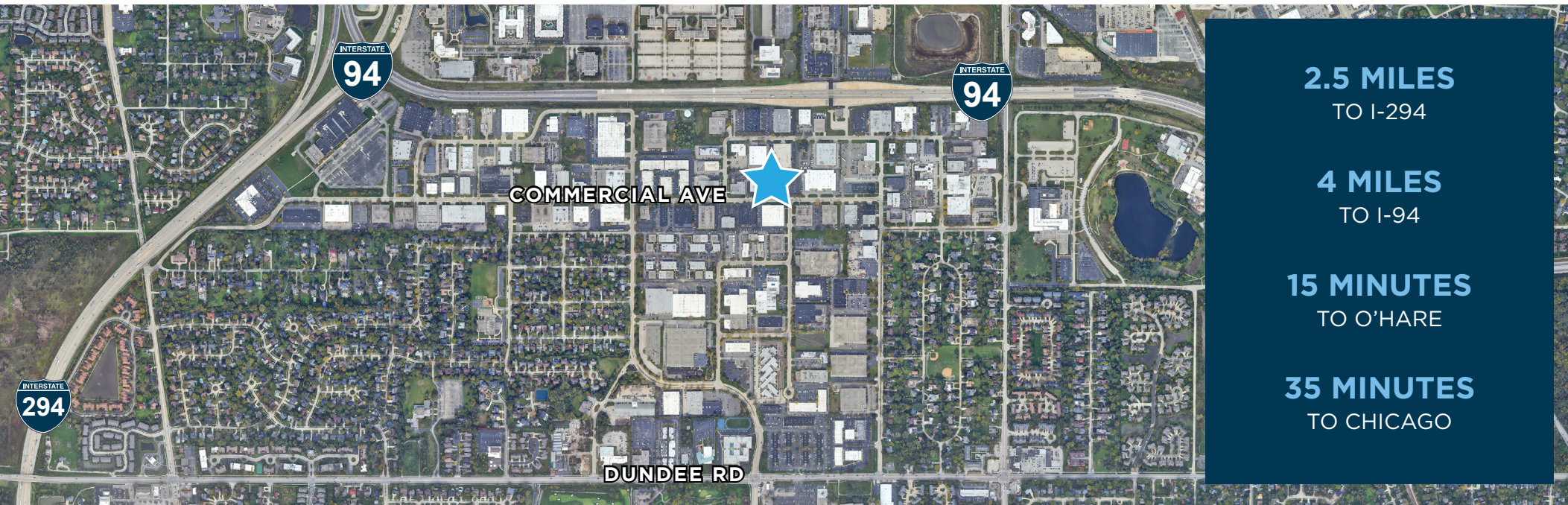
PROPERTY OVERVIEW

3100-3150
COMMERCIAL AVE

PROPERTY FEATURES

Available Space:	± 60,000 SF	Interior Docks:	5
Land Area:	2.65 Acres	Drive-in Door:	1
Office Space:	± 30,000 SF	Power (2 Services):	800A @ 277/480v
Clear Height:	18'	Heating:	Gas Fired Units
Construction:	Reinforced Concrete	Sprinklers:	Wet
Year Built:	1977	Parking:	± 115 Cars
Zoning:	I-1	RE Taxes (2021 Paid in 2022):	\$2.88 PSF (\$172,653)

Sale Price: **STO**



2.5 MILES
TO I-294

4 MILES
TO I-94

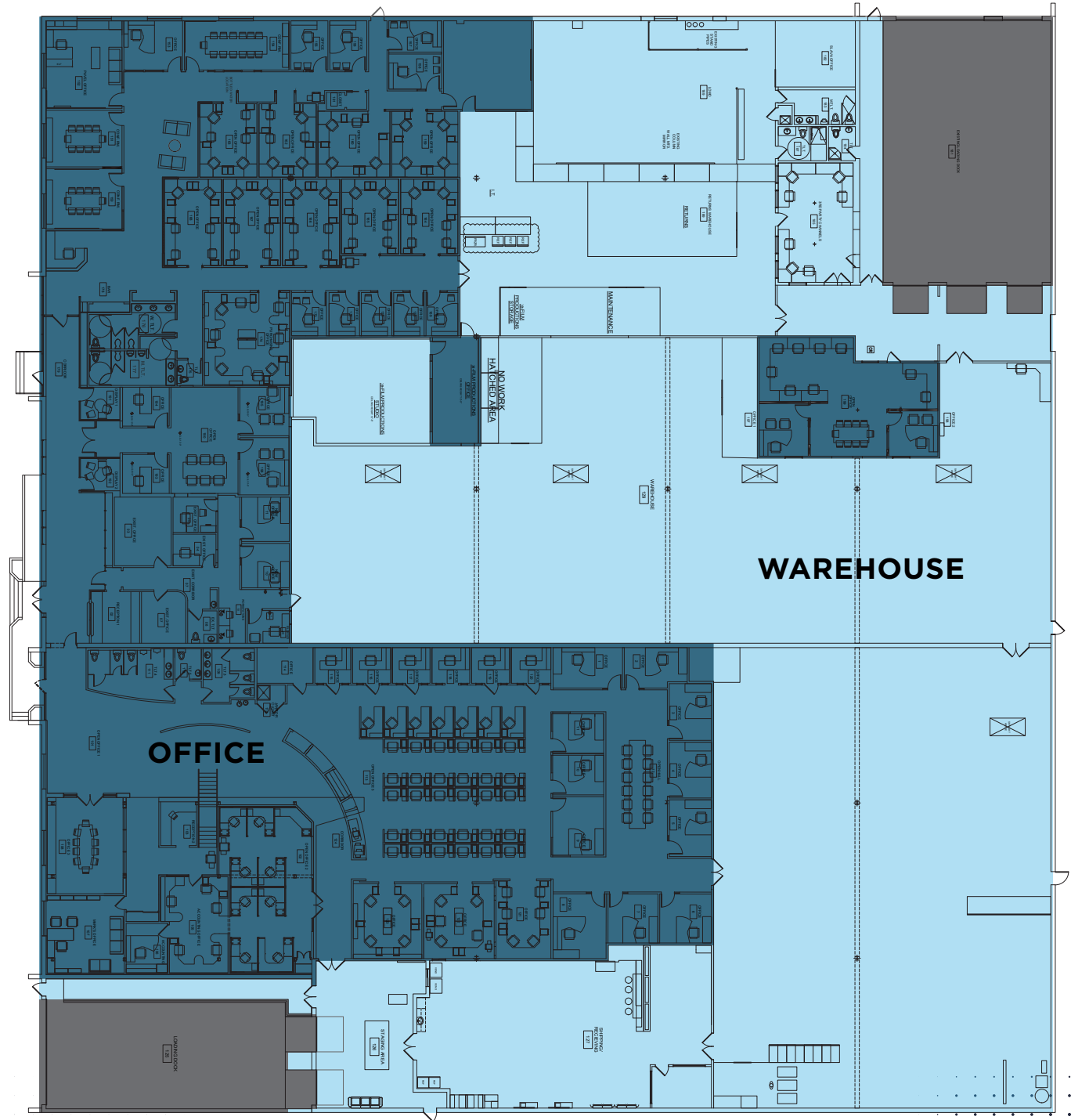
15 MINUTES
TO O'HARE

35 MINUTES
TO CHICAGO

FLOOR PLAN

± 60,000 SF AVAILABLE

± 20,000 SF OFFICE





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