

For Sale - Libertyville - November 28 2022

1 1850 N US 45 Industrial Portfolio

Industrial Portfolio Portfolio of 2 Industrial properties in Libertyville, IL, having total size of 334,130 SF, and for sale

Sale Price: **For Sale** RBA: **334,130 SF**
Price/SF: - Days On Market: **1,307**
Cap Rate: - Sale Status: **Active**
Sale Conditions: **Build to Suit**
Sale Type: **Investment Or Owner User**



Sales Contacts: **Newmark / Sergio Chapa (773) 957-1436 / Mike Prost (773) 957-1430**
Portfolio Properties: **1850 N US 45 (also for sale individually)**
1850 N US 45 (also for sale individually)

Investment Notes:

Complex totaling 334,130 square feet of divisible industrial space with flexible layouts and building plans. Each building features a 32' ceiling height, over 40 (expandable) exterior docks, and four drive in doors with 49'0" x 53'4" / 49' x 60' speed bays. Find your new location in a pro-business county and community. The Libertyville Sports Complex is right next door, and business memberships are available.

2 Forum Square Properties

Office Portfolio Portfolio of 4 Office properties in Libertyville, IL, having total size of 57,500 SF, and for sale

Sale Price: **For Sale** RBA: **57,500 SF**
Price/SF: - Days On Market: **522**
Cap Rate: - Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment Or Owner User**



Sales Contacts: **Equity Next Inc. / Daniel Pinchasov (561) 900-7000**
Portfolio Properties: **1117 S Milwaukee Ave (not for sale individually)**
1117 S Milwaukee Ave (not for sale individually)
1117 S Milwaukee Ave (not for sale individually)
1117 S Milwaukee Ave (not for sale individually)

3 2101-2129 Tempel Drive

Industrial Portfolio Portfolio of 2 Warehouse properties in Libertyville, IL, having total size of 122,852 SF, and for sale

Sale Price: **For Sale** RBA: **122,852 SF**
Price/SF: - Days On Market: **193**
Cap Rate: - Sale Status: **Active**
Sale Conditions: -
Sale Type: **Investment**



Sales Contacts: **ACO Commercial / George Toscas (312) 638-9950 X1**
Portfolio Properties: **2121-2129 Tempel Dr (not for sale individually)**
2101-2115 Tempel Dr (not for sale individually)

For Sale - Libertyville - November 28 2022

4 1795 Butterfield Rd - Bldg 2, Libertyville Corporate Pk

Libertyville, IL 60048
Bldg 2, Libertyville
Corporate Pk

Sale Price: For Sale	RBA: 35,140 SF
Price/SF: -	% Leased: 0.0%
Cap Rate: -	Land Area: 4.32 AC
Building Type: Class B Office	Year Built: 1970
Sale Status: Active	Typ Floor Size: 17,570 SF
Days on Market: 475	Stories: 2
Sale Conditions: -	
Sale Type: Investment Or Owner User	



Sales Contacts: **Cushman & Wakefield / Eric Fischer (847) 720-1369 / Marc Samuels (847) 720-1368**

Investment Notes:

This two-story building made of glass, steel and excellent window views is currently available for sale at an asking price STO. The property has ideal visibility, highway access and is within close proximity to ample amenities including dining, hotels, and retail. Located only 2.5 miles from the Metra Libertyville St.

5 210 N Butterfield Rd

Libertyville, IL 60048

Sale Price: \$395,000	RBA: 3,044 SF
Price/SF: \$129.76	% Leased: 15.8%
Cap Rate: -	Land Area: 0.27 AC
Building Type: Class C Office	Year Built: 1960
Sale Status: Active	Typ Floor Size: 2,563 SF
Days on Market: 179	Stories: 1
Sale Conditions: -	
Sale Type: Owner User	



Sales Contacts: **Millennium Properties R/E, Inc. / Susan B. Silver (312) 338-3001**

Investment Notes:

Available for sale is a 2,563 square foot office building located on heavily-trafficked Butterfield Road in Libertyville, IL. This property is built-out for a dental office with ample administrative space. The improvements include four dental stations, a lab, three private offices and storage space. The flexible layout lends itself for a single user or can be divided into two separate units. Situated just north of a heavily trafficked commercial corridor, there is ample parking in the rear, excellent signage and visibility. Nearby retailers include Dunkin', McDonalds, Chipotle, Jimmy Johns, Chase Bank small shops and restaurants.

6 520 E Church St - Foulds Inc

Libertyville, IL 60048
Foulds Inc

Sale Price: \$2,200,000	RBA: 100,843 SF
Price/SF: \$21.82	% Leased: 100.0%
Cap Rate: -	Land Area: 2.41 AC
Building Type: Food Processing	Year Built: 1894
Sale Status: Under Contract	Ceiling Height: 20'0"
Days on Market: 679	Drive Ins: -
Zoning: I-3	Loading Docks: 4 ext (bldg.)
Sale Conditions: Building in Shell Condition, Deferred Maintenance, Redevelopment Project	
Sale Type: Investment Or Owner User	



Sales Contacts: **Research In Progress / Research In Progress**

Investment Notes:

Historical redevelopment project great for Multifamily, residential, or mixed use conversion. Walking distance to downtown Libertyville

For Sale - Libertyville - November 28 2022

7 2601 Commerce Dr

Libertyville, IL 60048

Sale Price: **\$750,000** Parcel Size (AC): **4.57 AC**
 Price/AC: **\$164,113.79** Parcel Size (SF): **199,069 SF**

Property Type: **Commercial** Zoning: **O2**
 Sale Status: **Active** Proposed Use: **Industrial, Office**
 Days on Market: **1,791**

Sale Conditions: -

Sales Contacts: **Chris Tsolinas / Chris Tsolinas (847) 366-1204**



Investment Notes:

A part of the Fremont township which offers a lower tax rate than surrounding communities.
 4.569 AC available for sale at \$4.00/SF.
 Great property for office and industrial users.
 All utilities are to the site, corner lot
 For sale subject to offer.

8 708 Florsheim Dr, Unit 13

Libertyville, IL 60048

Condo Sale Price: **\$175,000** Sale Status: **Active**
 Unit SF: **1,019 SF** Days On Market: **80**
 Price/SF: **\$171.74** Floor #: **1**
 Cap Rate: - Unit #: **13**
 Sale Conditions: -
 Sale Type: **Owner User**

Building Type: **Medical** Year Built: **1999**
 RBA: **1,000 SF** Typ Floor Size: **2,000 SF**
 % Leased: **0.0%** Stories: **1**
 Land Area: -

Sales Contacts: **JC Forney Realty Inc / Kenneth Eichelberger (847) 362-2000 X15**



Investment Notes:

Available Now

9 712 Florsheim Dr, Unit 117

Libertyville, IL 60048

Condo Sale Price: **\$334,900** Sale Status: **Active**
 Unit SF: **1,801 SF** Days On Market: **73**
 Price/SF: **\$185.95** Floor #: **1**
 Cap Rate: - Unit #: **117**
 Sale Conditions: -
 Sale Type: **Owner User**

Building Type: **Office** Year Built: **1999**
 RBA: **14,000 SF** Typ Floor Size: **14,000 SF**
 % Leased: **87.1%** Stories: **1**
 Land Area: **6.50 AC**

Sales Contacts: **Keller Williams North Shore West / Daniel Winkowski (847) 445-7325 / Robb Satten (847) 875-8201**



For Sale - Libertyville - November 28 2022

10 724 Florsheim Dr - Florsheim Professional Center

Libertyville, IL 60048
Florsheim Professional
Center

Sale Price: \$3,350,000	RBA: 7,672 SF
Price/SF: \$436.65	% Leased: 100.0%
Cap Rate: 5.50%	Land Area: 0.18 AC
Building Type: Class B Office	Year Built: 1998
Sale Status: Active	Typ Floor Size: 7,672 SF
Days on Market: 67	Stories: 1
Sale Conditions: -	
Sale Type: Investment	



Sales Contacts: **Quantum Real Estate Advisors, Inc. / Chad M. Firsel (312) 269-9494 / Seth Gilford (312) 533-2353 / Zack Hilgendorf (312) 533-2348**

Investment Notes:

Quantum Real Estate Advisors, Inc. ("QREA") has been retained to exclusively offer for sale a medical office building located at 724 Florsheim Dr., Libertyville, IL. The 7,672 SF building is leased to Illinois Bone & Joint, an industry-leader in Orthopedic Healthcare, with over 150 physicians and 100 locations throughout the State of Illinois. The tenant has been at this location since 2015 and just executed an early extension showing commitment to the site.

The property is located in the affluent Chicago suburb of Libertyville, which has an average household income of nearly \$150,580. The asset is well positioned in an office park that is comprised of many medical and traditional office users. The office park is also located within a major retail corridor off Milwaukee Ave., which sees approximately 26,954 VPD. Additionally, the site is located approximately 1.25 miles from the Advocate Condell Medical Center, home to one of the largest and most successful hospital systems throughout the country.

11 732 Florsheim Dr, Unit 11

Libertyville, IL 60048

Condo Sale Price: \$240,000	Sale Status: Active
Unit SF: 1,430 SF	Days On Market: 206
Price/SF: \$167.83	Floor #: 1
Cap Rate: -	Unit #: 11
Sale Conditions: -	
Sale Type: Owner User	

Building Type: Medical	Year Built: 1997
RBA: 6,250 SF	Typ Floor Size: 6,250 SF
% Leased: 77.1%	Stories: 1
Land Area: -	



Sales Contacts: **JC Forney Realty Inc / Kenneth Eichelberger (847) 362-2000 X15**

12 732 Florsheim Dr, Unit 12 & 14

Libertyville, IL 60048

Condo Sale Price: \$564,500	Sale Status: Active
Unit SF: 3,340 SF	Days On Market: 17
Price/SF: \$169.01	Floor #: 1
Cap Rate: -	Unit #: 12 & 14
Sale Conditions: -	
Sale Type: Owner User	

Building Type: Medical	Year Built: 1997
RBA: 6,250 SF	Typ Floor Size: 6,250 SF
% Leased: 77.1%	Stories: 1
Land Area: -	



Sales Contacts: **JC Forney Realty Inc / Kenneth Eichelberger (847) 362-2000 X15**

For Sale - Libertyville - November 28 2022

13 1332-1498 Franklin Blvd

Libertyville, IL 60048

Sale Price: **\$375,000** Parcel Size (AC): **4.08 AC**
 Price/AC: **\$91,911.76** Parcel Size (SF): **177,725 SF**

Property Type: **Commercial** Zoning: **O2**
 Sale Status: **Active** Proposed Use: **Industrial, Office**
 Days on Market: **1,791**

Sale Conditions: -

Sales Contacts: **Chris Tsolinas / Chris Tsolinas (847) 366-1204**



Investment Notes:

4.08 AC lot available for \$2.50/SF
 All utilities are to site.
 Great for office or industrial use.

14 1807 Industrial Dr

Libertyville, IL 60048

Sale Price: **\$1,500,000** RBA: **24,554 SF**
 Price/SF: **\$61.09** % Leased: **0.9%**
 Cap Rate: - Land Area: **1.23 AC**

Building Type: **Warehouse** Year Built: **1985**
 Sale Status: **Active** Ceiling Height: **16'0"**
 Days on Market: **164** Drive Ins: **1 tot./14'0" w x**
 Zoning: **I-1** **12'0" h**
 Sale Conditions: - Loading Docks: **1 int (bldg.**
 Sale Type: **Investment Or Owner User** **total)**

Sales Contacts: **Keller Williams North Shore West / Daniel Winkowski (847) 445-7325**



15 1441 Milwaukee -1 - Honey Family Dentistry

Libertyville, IL 60048
 Honey Family Dentistry

Sale Price: **\$19** RBA: **1,124 SF**
 Price/SF: **\$0.02** % Leased: **0.0%**
 Cap Rate: - Land Area: **0.50 AC**

Building Type: **Class B Office** Year Built: **2022**
 Sale Status: **Active** Typ Floor Size: **1,124 SF**
 Days on Market: **168** Stories: **1**
 Sale Conditions: **Lease Option**
 Sale Type: **Owner User**

Sales Contacts: **@Properties / Frank Quigley (847) 367-0500**



Investment Notes:

This is a LEASE for new office space adjacent to HONEY FAMILY DENTISTRY

For Sale - Libertyville - November 28 2022

16 725 N Milwaukee Ave - Libertyville Redevelopment Site

Libertyville, IL 60048
Libertyville Redevelopment Site

Sale Price: **\$7,200,000** Parcel Size (AC): **2.14 AC**
 Price/AC: **\$3,364,485.98** Parcel Size (SF): **93,218 SF**

Property Type: **Commercial** Zoning: **C1**
 Sale Status: **Under Contract** Proposed Use: **Mixed Use, Apartment Units - Condo, Hotel, Storefront Retail/Residential**
 Days on Market: **371**
 Sale Conditions: **Redevelopment Project**



Sales Contacts: **Baird & Warner / Bob Krombach (847) 367-1855 X6192**

Investment Notes:

The most significant real estate opportunity in the central business district of Libertyville is now available. Offered property has frontage on Milwaukee Avenue, Lake Street, Brainerd Road, and the Metra Tracks. It has C1 commercial zoning located in the downtown core commercial area. This is a rare opportunity in a thriving community with a robust main street retail district.

Located about 35 miles north of Chicago on the Milwaukee District North Metra line station adjacent to the available property, Libertyville is an easy commute for work or play. Downtown continues to be a popular destination for people from the surrounding communities, with over 84 local restaurants, pubs, and cafes and many boutiques, shops, and salons.

Offering support to the local businesses, MainStreet Libertyville is a nationally recognized non profit program whose mission is to promote downtown Libertyville and local businesses. In addition to offering gift certificates for sale, producing newsletters and promotions, they also host over 50 days of community and retail events each year. This elevates consumer traffic and helps businesses thrive! The community boasts award winning schools, a world class hospital, the largest Lake County Forest preserve park, access to the Des Plaines River trail, easy access to Interstate 294 and many other desirable features!

Some numbers:

- Approximately 92,900 square feet included in the five available parcels
- 270' Frontage on Metra Station, 330' Frontage on Brainerd St.
- 190' Frontage on Lake St. 120' Frontage on Milwaukee Ave.
- Average of 554,209 people per day on Milw. District North line trains per 2019 data
- Average of 22,900 cars per day on Milwaukee Avenue (per IDOT 2019 data)
- Average of 4,600 cars per day on Brainerd Road (per IDOT 2019 data)
- Average of 3,150 cars per day on Lake Street (per IDOT 2019 data)
- Average of 801 riders boarding Metra at Libertyville Station per 2018 data
- Libertyville Township Population 2020 – 52,986 Lake County – 596,535
- Population in a 5 mile radius – 121,459

17 1124 N Milwaukee Ave

Libertyville, IL 60048

Sale Price: **\$675,000** Center Size: **1,725 SF**
 Price/SF: **\$391.30** % Leased: **0.0%**
 Cap Rate: - Land Area: **0.46 AC**

Center Type: **Storefront Retail/Office** Year Built: **1969**
 Sale Status: **Active** Zoning: **C-3**
 Days on Market: **241** Stories: **1**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**



Sales Contacts: **Baird & Warner Glenbrook / Ian Robinson (847) 724-1855 / Alexandra Korompilas (312) 328-1300**

For Sale - Libertyville - November 28 2022

18 426-450 S Milwaukee Ave

Libertyville, IL 60048

Sale Price: **\$2,195,000** Parcel Size (AC): **0.82 AC**
 Price/AC: **\$2,676,829.27** Parcel Size (SF): **35,719 SF**

Property Type: **Commercial** Zoning: **C-3**
 Sale Status: **Active** Proposed Use: **Retail, Mixed Use, Apartment Units - Condo, Bank, Drug Store, Fast Food, General Freestanding, Restaurant**
 Days on Market: **467**
 Sale Conditions: -



Sales Contacts: **McLennan Commercial Properties, Inc. / Peter Bianchi (847) 655-3361**

Investment Notes:

The opportunity for a large development has presented itself after fifty years. The property is at the signaled intersection of Rockland Road and Milwaukee Ave. approximately 35,000 SF with 256' of Milwaukee Ave frontage, The property to the north is also available for an additional 200' feet of frontage. Prime opportunity for developing commercial / mixed use site in a very desirable area.

19 1655-1659 Northwind Blvd - Libertyville Professional Centre, Northwind Business Park, Unit 1659

Libertyville, IL 60048
 Libertyville Professional
 Centre, Northwind Business
 Park

Condo Sale Price: **\$250,000** Sale Status: **Active**
 Unit SF: **1,764 SF** Days On Market: **1**
 Price/SF: **\$141.72** Floor #: **1**
 Cap Rate: - Unit #: **1659**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

Building Type: **Medical** Year Built: **2005**
 RBA: **15,822 SF** Typ Floor Size: **15,822 SF**
 % Leased: **100.0%** Stories: **1**
 Land Area: **4.24 AC**



Sales Contacts: **Millennium Properties R/E, Inc. / Susan B. Silver (312) 338-3001**

Investment Notes:

- Libertyville Professional Centre condos:
 - 1655 Northwind - 1,732 SF office
 - 1659 Northwind - 1,764 SF office
- Individual HVAC controls
- Both condos have high-end finishes, flexible build outs and private entryways to the suites
- Easy access to Route 45, I-294 TriState Tollway and Metra Rail stations
- Traffic count: 21,683
- Zoning: C-3

For Sale - Libertyville - November 28 2022

20 1655-1659 Northwind Blvd - Libertyville Professional Centre, Northwind Business Park, Unit 1655

Libertyville, IL 60048
Libertyville Professional
Centre, Northwind Business
Park

Condo Sale Price: \$250,000	Sale Status: Active
Unit SF: 1,732 SF	Days On Market: 1
Price/SF: \$144.34	Floor #: 1
Cap Rate: -	Unit #: 1655
Sale Conditions: -	
Sale Type: Investment Or Owner User	
Building Type: Medical	Year Built: 2005
RBA: 15,822 SF	Typ Floor Size: 15,822 SF
% Leased: 100.0%	Stories: 1
Land Area: 4.24 AC	



Sales Contacts: **Millennium Properties R/E, Inc. / Susan B. Silver (312) 338-3001**

Investment Notes:

- Libertyville Professional Centre condos:
 - 1655 Northwind - 1,732 SF office
 - 1659 Northwind - 1,764 SF office
- Individual HVAC controls
- Both condos have high-end finishes, flexible build outs and private entryways to the suites
- Easy access to Route 45, I-294 TriState Tollway and Metra Rail stations
- Traffic count: 21,683
- Zoning: C-3

21 401 E Park Ave

Libertyville, IL 60048

Sale Price: \$527,000	Center Size: 2,000 SF
Price/SF: \$263.50	% Leased: 0.0%
Cap Rate: -	Land Area: 0.20 AC
Center Type: Freestanding	Year Built: 2001
Sale Status: Active	Zoning: C
Days on Market: 495	Stories: 2
Sale Conditions: High Vacancy Property, Redevelopment Project	
Sale Type: Owner User	



Sales Contacts: **@properties Commercial / Michael Levin (847) 977-5389**

Investment Notes:

Great Newer Construction! Turnkey Professional/Retail/ Office/Mixed-use building on Park Ave (RT 176) In Libertyville. Just east of Milwaukee Avenue, 13,100 vehicles per day (VPD) pass this location, Excellent demographics, Prime high traffic location, Outstanding frontage and visibility along Rt 176. Great signage area with electrical, Exceptionally bright space with Large window line, Old Chicago Brick gas fireplace, Building Size -2000 SQ FT, LAND SITE - 10,352 SQ FT, Lot Dimensions: 50' X 174', Roof well maintained, 200 Amp Electric, C-Zoning, Front and Rear Parking Lots, parking for 10 cars, 20' Vaulted ceilings with Ceiling fans and Skylights, Modern decor, Open Floor Plan with Multiple desk layout areas, Kitchenette with Rear storage area, Outdoor Rear Deck, Second floor Mezzanine with Steel Spiral Staircase Access. Expansive clean open basement for additional storage. Close to public transportation and Tollways/Expressways, Locate your business here. Move-in ready. Handicap Accessible, Sprinkler System, Connected Police/Fire Alarm. Great for Retail, Restaurant, Office/Professional use, Attorney, Insurance Agency, Accountant, Medical, Dental, Podiatrist or Psychiatrist. Area businesses include - Mil Park Plaza retail center, Top Tec Heating/Cooling, School of Rock, Zengeler Cleaners, Perfect Brewing, Green Tree Animal Hospital and AutoExpo. Call Listing broker for showing,

For Sale - Libertyville - November 28 2022

22 624 E Park Ave

Libertyville, IL 60048

Sale Price: \$899,000	RBA: 10,320 SF
Price/SF: \$87.11	% Leased: 0.0%
Cap Rate: -	Land Area: 0.50 AC
Building Type: Flex	Year Built: 1952
Sale Status: Active	Ceiling Height: 9'0"
Days on Market: 13	Drive Ins: 1 (total)
Zoning: C-3	Loading Docks: None
Sale Conditions: -	
Sale Type: Investment Or Owner User	



Sales Contacts: @Properties / Laura Rivera (312) 213-7844

Investment Notes:

Great Libertyville location. Close to the tollway. High traffic visibility. 4 separate offices with an option for a 5th office. New roof in 2022, newer HVAC, new windows, and backup generator. The 5,000 SF unit is now vacant.

23 780 E Park Ave - Park Avenue Corporate Center

Libertyville, IL 60048
Park Avenue Corporate
Center

Sale Price: \$570,000	Parcel Size (AC): 0.64 AC
Price/AC: \$894,257.92	Parcel Size (SF): 27,765 SF
Property Type: Commercial	Zoning: I-3
Sale Status: Active	Proposed Use: -
Days on Market: 962	
Sale Conditions: 1031 Exchange, Build to Suit, Ground Lease (Leased Fee), Lease Option	



Sales Contacts: Protect Realty / Tim Hart (847) 924-5864

Investment Notes:

1.5 miles from I-94
Outlot to fully leased Multi-tenant complex and Life Storage Center
Adjacent to Auto Expo and Greentree Animal Hospital.
Sale or build to suit for lease.
Retail, automotive, or restaurant with drive through potential.

For Sale - Libertyville - November 28 2022

24 249-299 Peterson Rd - Peterson Commons

Libertyville, IL 60048
Peterson Commons

Condo Sale Price: \$135,000	Sale Status: Under Contract
Unit SF: For Sale	Days On Market: 65
Price/SF: \$6.75	Floor #: -
Cap Rate: -	Unit #: -
Sale Conditions: -	
Sale Type: Owner User	
Center Type: Storefront Retail/Office (Strip Center)	
Center Size: 20,000 SF	Year Built: 1987
% Leased: 100.0%	Zoning: Commercial
Land Area: 3 AC	



Sales Contacts: **RE/MAX Suburban / Jason Bitton (847) 858-2909**

Investment Notes:

Excellent 1,200 Square Foot corner unit retail or office condo on Route 137 in Libertyville. Permitted uses: Food service and drinking places, Full service restaurants, Limited service eating places, caterers, Administrative and support services, Business support service, Employment services, Investigation and security services, Office administrative services, Travel arrangement and reservation services, Arts, entertainment and recreation, Agents and managers for artists, athletes, entertainers and other public figures, Independent artists, writers and performers, Performing arts companies, Promoters of performing arts, sports and similar events Drivers examination center, Business schools and computer and management training, cosmetology and barber schools, Monetary authorities-central banks, Credit intermediation and related activities, Securities, commodity contracts and other financial investments and related activities, Funds, trusts, and other financial vehicles, Insurance carriers Agencies, brokerages, and other insurance related activities, Offices of dentists, Offices of other health practitioners, Offices of physicians, Social assistance, Child day care services, Services for the elderly and persons with Personal and laundry services, funeral homes and funeral services, Dry cleaning and laundry services, All other personal services 812990, Pet care (except veterinary services), but limited to grooming. Personal care services, but limited to: 1.Hair, nail and skin care services, Diet and weight reducing centers, Tanning salons, Depilatory or electrolysis salons, Hair replacement or weaving services, Permanent make-up salons, Color consulting services, Scalp treating services, Automotive repair and maintenance, but limited to vehicle repair, minor Electronic and precision equipment repair maintenance, Accounting tax preparation, bookkeeping and payroll services, Advertising and public relations and related services, Architectural, engineering and related services, except testing laboratories, and environmental engineering services. Computer systems design and related services, Legal services, Management, scientific and technical consulting services, Other professional, scientific and technical services, Rental leasing services, but limited to Consumer goods and rental, Clothing and clothing accessory stores, Electronics and appliance stores, Food and beverage stores, General merchandise stores, Health and personal care stores, Sporting goods, hobby, book and music stores.

25 287-289 Peterson Rd, Unit 101

Libertyville, IL 60048

Condo Sale Price: \$364,999	Sale Status: Active
Unit SF: 3,500 SF	Days On Market: 370
Price/SF: \$104.29	Floor #: 1
Cap Rate: 5.74%	Unit #: 101
Sale Conditions: -	
Sale Type: Investment Or Owner User	
Center Type: Storefront Retail/Office	
Center Size: 20,000 SF	Year Built: 1990
% Leased: 88.0%	Zoning: C3
Land Area: -	



Sales Contacts: **Marling Management, Inc. / Mike Marling (847) 249-8322**

Investment Notes:

Potential for owner financing, call for details

For Sale - Libertyville - November 28 2022

26 W Peterson Rd - Libertyville Business Park

Libertyville, IL 60048
Libertyville Business Park

Sale Price: **For Sale**
 Price/AC: -

Parcel Size (AC): **82 AC**
 Parcel Size (SF): **3,571,920 SF**

Property Type: **Industrial**
 Sale Status: **Active**
 Days on Market: **2,475**

Zoning: -
 Proposed Use: **Industrial, Warehouse**

Sale Conditions: **Build to Suit**



Sales Contacts: **Cushman & Wakefield / Keith Puritz (847) 720-1366 / Brett Kroner (847) 720-1367 / Eric Fischer (847) 720-1369 / Marc Samuels (847) 720-1368**

Investment Notes:

Up to 82 acres available
 Direct access to full interchange at I-94 & Route 137 (Buckley Road)
 Low Lake County taxes
 Corporate neighbors include Medline, Culligan, USG, and Brightstar
 Available for BTS or Outright Purchase
 Suitable for industrial, commercial, and retail
 Pricing subject to offer

27 Route 137 & Midlothian Ro

Libertyville, IL 60048

Sale Price: **For Sale**
 Price/AC: -

Parcel Size (AC): **70 AC**
 Parcel Size (SF): **3,049,200 SF**

Property Type: **Industrial**
 Sale Status: **Active**
 Days on Market: **186**

Zoning: -
 Proposed Use: **Industrial**

Sale Conditions: -



Sales Contacts: **CBRE / Brian Buckingham (630) 573-7021 / Samuel C. Badger (630) 368-8632 / Whit R. Heitman (630) 368-8631**

Investment Notes:

Mallory Business Park is located in Libertyville, IL directly situated off of Illinois Routes 137 and Midlothian Road. This location provides quick access to Route 45 and Interstate 94. The proposed Park plan includes six Class A facilities ranging from 34,000 SF to 305,000 SF. The area surrounding the park includes numerous retail and lodging amenities as well as prestigious corporate neighbors including Medline, Culligan, Saia Fright, BCI Acrylic, FedEx, ComEd, and Brightstar.

28 900 Technology Way - Libertyville Offices at Pine Meadow - A(West), Libertyville Offices at Pine Meadow, Unit 270

Libertyville, IL 60048
Libertyville Offices at Pine Meadow - A(West), Libertyville Offices at Pine Meadow

Condo Sale Price: **\$317,880**
 Unit SF: **2,649 SF**
 Price/SF: **\$120.00**
 Cap Rate: -
 Sale Conditions: -
 Sale Type: **Owner User**

Sale Status: **Active**
 Days On Market: **2,363**
 Floor #: **2**
 Unit #: **270**

Building Type: **Medical**
 RBA: **45,360 SF**
 % Leased: **88.3%**
 Land Area: **6.35 AC**

Year Built: **2008**
 Typ Floor Size: **15,000 SF**
 Stories: **3**



Sales Contacts: **JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 X12**

For Sale - Libertyville - November 28 2022

29 900 Technology Way - 900 Technology - Land Pad

Libertyville, IL 60048
900 Technology - Land Pad

Sale Price: \$625,000	Parcel Size (AC): 3.14 AC
Price/AC: \$199,044.59	Parcel Size (SF): 136,778 SF
Property Type: Commercial	Zoning: O-2
Sale Status: Active	Proposed Use: Office
Days on Market: 1,341	
Sale Conditions: -	



Sales Contacts: **JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 X12**

Investment Notes:

For Investment or Owner/User.
 For Sale, Build-to-Suit, or Land Lease. Fully developed, ready to build land pad with approved drawings for 45,000 Sq. Ft. 3-story office building. Less than 10 minutes from 2 Metra rail commuter stations. Walking distance to new innovation park 1,000,000 sq. ft. development.

30 1850 N US 45

Libertyville, IL 60048

Sale Price: For Sale	RBA: 168,980 SF
Price/SF: -	% Leased: 0.0%
Cap Rate: -	Land Area: 19.15 AC
Building Type: Distribution	Year Built: 2023
Sale Status: Active	Ceiling Height: 32'0"
Days on Market: 1,537	Drive Ins: 2 (total)
Zoning: O-2	Loading Docks: 24 ext (bldg. total)
Sale Conditions: Lease Option	
Sale Type: Investment Or Owner User	



Sales Contacts: **Newmark / Sergio Chapa (773) 957-1436 / Mike Prost (773) 957-1430**

Investment Notes:

This 168,980 SF industrial distribution building sports 41 exterior docks and two drive in doors, with 50'9" x 46'8" / 50' 9" x 60' speed bays. It also features a 32' clear height and parking for 164 cars. Find your new location in a pro-business county and community. The Libertyville Sports Complex is right next door, and business memberships are available.

31 1850 N US 45

Libertyville, IL 60048

Sale Price: For Sale	RBA: 165,150 SF
Price/SF: -	% Leased: 0.0%
Cap Rate: -	Land Area: 19.15 AC
Building Type: Industrial	Year Built: 2023
Sale Status: Active	Ceiling Height: 32'0"
Days on Market: 1,309	Drive Ins: 2 (total)
Zoning: I	Loading Docks: 24 ext (bldg. total)
Sale Conditions: -	
Sale Type: Investment Or Owner User	



Sales Contacts: **Newmark / Sergio Chapa (773) 957-1436 / Mike Prost (773) 957-1430**

Investment Notes:

Loading Drive in doors: 2
 Exterior docks: 43
 Bay size 50'0" x 46'8" / 50' x 60' speed bay

For Sale - Libertyville - November 28 2022

32 1800 N US Highway 45 - High Traffic Corner

Libertyville, IL 60048
High Traffic Corner

Sale Price: **For Sale** Parcel Size (AC): **2.77 AC**
 Price/AC: - Parcel Size (SF): **120,661 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: **Commercial, Retail,
 Office, Mixed Use,
 Hotel, Medical, Office
 Park, Restaurant**
 Days on Market: **189**
 Sale Conditions: -

Sales Contacts: **Village of Libertyville / Heather J. Rowe (847) 918-2000**

Investment Notes:

- Recently subdivided parcel at hard corner has received conceptual approval under a Planned Development for anticipated commercial use. Structure demolition, grading, and seeding is planned in conjunction with redevelopment of the adjoining two-building flex development Midwest Industrial Funds. Property will have direct access to internal road network, off-site detention, and utilities stubbed to site.



33 1880 W Winchester Rd, Unit 204

Libertyville, IL 60048

Condo Sale Price: **\$269,000** Sale Status: **Active**
 Unit SF: **1,954 SF** Days On Market: **525**
 Price/SF: **\$137.67** Floor #: **2**
 Cap Rate: - Unit #: **204**
 Sale Conditions: -
 Sale Type: **Owner User**

Building Type: **Medical** Year Built: **2003**
 RBA: **50,000 SF** Typ Floor Size: **25,000 SF**
 % Leased: **87.2%** Stories: **2**
 Land Area: **4.39 AC**

Sales Contacts: **RD Strategic / Rick Delisle (847) 812-8180**

