

# Properties For Sale | Libertyville, IL

**1** **330 Brainerd Ave - 330 + 332 Brainerd & 226 + 220 + 212 W. Maple**  
 Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Land

## Property Summary

Land Area - Gross	1.49 AC (65,000 SF)
Topography	Level
Current Use	Commercial
Zoning	R-7
Proposed Use	MultiFamily



## Property Details

Zoning	R-7
Zoning Description	University Residential District
Proposed Use	MultiFamily

## For Sale Summary

Asking Price	\$2,399,000 (\$1,607,698.73/AC)	Land	1.49 AC (65,000 SF)
Status	Active	On Market	61 Days
Sale Type	Investment	Last Update	December 18, 2025

## Transportation

Traffic Volume	7,449 on W Church St (2025); 2,284 on Brainerd Ave (2023); 2,251 on Brainerd Ave (2025); 23,881 on Broadway (2025); 24,173 on Broadway (2023); 23,581 on Hurlburt Ct (2023); 11,715 on S Stewart Ave (2025); 23,339 on Hurlburt Ct (2025); 21,714 on W Church St (2024)		
Commuter Rail	Libertyville Station		8 min walk
	Mundelein Station		7 min drive
Airport	Chicago O'Hare International		35 min drive
Walk Score <sup>®</sup>	Very Walkable (86)		

# Properties For Sale | Libertyville, IL



## 1470 N Milwaukee Ave

Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Land

### Property Summary

Land Area - Gross	1.50 AC (65,340 SF)
Topography	Level
On-Sites	Raw land
Current Use	Raw Land
Proposed Use	Commercial, Hold for Development, Hold for Investment, Medical, Mixed Use, Office, Retail



### Property Details

Proposed Use	Commercial, Hold for Development, Hold for Investment, Medical, Mixed Use, Office, Retail
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### For Sale Summary

Asking Price	\$1,500,000 (\$1,000,000.00/AC)	Land	1.50 AC (65,340 SF)
Status	Active	On Market	99 Days
Sale Type	Investment	Last Update	February 11, 2026

### Transportation

Traffic Volume	21,714 on Parkview Dr (2024); 21,714 on Parkview Dr (2024); 21,714 on Walnut St (2024); 21,714 on Finstad Dr (2024); 21,714 on Finstad Dr (2024); 21,676 on Cty A34 (2025); 2,652 on E Ellis Ave (2025); 6,936 on N Milwaukee Ave (2025); 25,103 on Winchester Rd (2023)		
Transit/Subway	Libertyville Station		14 min walk
Commuter Rail	Libertyville Station		14 min walk
	Prairie Crossing Station (MD-North)		6 min drive
Airport	Chicago O'Hare International		59 min drive
Walk Score <sup>®</sup>	Somewhat Walkable (59)		

# Properties For Sale | Libertyville, IL



## 2101-2115 Tempel Dr

Libertyville, Illinois 60048 (Lake County) - South Lake County Submarket



Warehouse

### Property Summary

RBA (% Leased)	32,883 SF (50.4%)
Built	1987
Tenancy	Multiple
Available	7,618 - 16,324 SF
Max Contiguous	8,706 SF
Asking Rent	Withheld
Clear Height	20'
Drive Ins	1 total/12' w x 14' h
Docks	4 exterior
Levelers	4 exterior



### Property Details

Land Area	0.78 AC (33,977 SF)	Power	400 - 1,600a/480v Heavy
Building FAR	0.97	Zoning	I-1 Limited Industrial
Cross Docks	None	Parcel	10-12-203-011

### For Lease Summary

Number of Spaces	2	% Leased	50.4%
Smallest Space	7,618 SF	Asking Rent	Withheld
Max Contiguous	8,706 SF	CAM	\$1.48/SF
Vacant	16,324 SF	Industrial Available	16,324 SF

### Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning

### Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	8,706	8,706	Withheld	Vacant	Negotiable	1	-
-	Industrial	Direct	7,618	7,618	Withheld	Vacant	Negotiable	-	1

### For Sale Summary

Asking Price	\$3,000,000 (\$91.23/SF)	Built	1987
Status	Active	On Market	684 Days
Sale Type	Investment	Last Update	January 6, 2026
RBA (% Leased)	32,883 SF (50.4%)	Sale Conditions	Lease Option
Land	0.78 AC		

# Properties For Sale | Libertyville, IL

## Transportation

Traffic Volume	22,401 on Peterson Rd (2023); 21,900 on Peterson Rd (2021); 16,495 on Industrial Dr (2025); 16,556 on Industrial Dr (2024); 19,184 on US Hwy 45 (2024); 26,179 on Antioch Rd (2025); 13,191 on Kelley Ct (2024); 15,861 on Hwy 45 (2025); 15,910 on US Hwy 45 (2020); 15,927 on US Hwy 45 (2020)
Commuter Rail	Prairie Crossing Station (NCS)   5 min drive
	Prairie Crossing Station (MD-North)   4 min drive
Airport	Chicago O'Hare International 43 min drive
Walk Score <sup>®</sup>	Car-Dependent (24)

## Contacts

Type	Name	Location	Phone
Recorded Owner	Wynkoop Holdings Llc	Libertyville, IL 60048	-
True Owner	Kenneth M Scherer Trust	Boynton Beach, FL 33436	-

# Properties For Sale | Libertyville, IL



## 1850 N US 45 - Libertyville 45 Corporate Center

Libertyville, Illinois 60048 (Lake County) - South Lake County Submarket



Distribution

### Property Summary

RBA (% Leased)	168,789 SF (0.0%)
Built	2024
Tenancy	Multiple
Available	40,000 - 168,789 SF
Max Contiguous	168,789 SF
Asking Rent	Withheld
Clear Height	32'
Drive Ins	4 total
Docks	24 exterior
Levelers	None
Parking Spaces	1.20/1,000 SF; 202 Surface Spaces



### Property Details

Land Area	19.15 AC (834,174 SF)	Sprinklers	ESFR
Building FAR	0.20	Zoning	O-2
Cross Docks	None	Parcel	11-07-100-029
Power	4,000a/ Heavy		

### For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	40,000 SF	Asking Rent	Withheld
Max Contiguous	168,789 SF	Industrial Available	168,789 SF
Vacant	168,789 SF		

### Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
B	Industrial	Direct	40,000 - 168,789	168,789	Withheld	Vacant	Negotiable	24	4

### For Sale Summary

Asking Price	Withheld	Land	19.15 AC
Status	Active	Built	2024
Sale Type	Owner User	On Market	398 Days
RBA	168,789 SF (0.0%)	Last Update	February 9, 2026

### Transportation

Parking Details	1.20/1,000 SF; 202 Surface Spaces
Traffic Volume	15,910 on US Hwy 45 (2020); 13,191 on Kelley Ct (2024); 19,184 on US Hwy 45 (2024); 15,861 on Hwy 45 (2025); 16,495 on Industrial Dr (2025); 12,867 on Hwy 45 (2023); 22,401 on Peterson Rd (2023); 21,900 on Peterson Rd (2021); 16,556 on Industrial Dr (2024); 13,009 on Hwy 45 (2025)

# Properties For Sale | Libertyville, IL

## Transportation (Continued)

Commuter Rail	Prairie Crossing Station (MD-North) 	4 min drive
	Prairie Crossing Station (NCS) 	5 min drive
Airport	Chicago O'Hare International	42 min drive
Walk Score <sup>®</sup>	Car-Dependent (24)	

# Properties For Sale | Libertyville, IL



## 1900 N US 45 - Libertyville 45 Corporate Center

Libertyville, Illinois 60048 (Lake County) - South Lake County Submarket



Distribution

### Property Summary

RBA (% Leased)	164,958 SF (21.9%)
Built	2024
Tenancy	Multiple
Available	40,000 - 128,809 SF
Max Contiguous	128,809 SF
Asking Rent	Withheld
Clear Height	32'
Drive Ins	3 total
Docks	24 exterior
Levelers	None
Parking Spaces	0.85/1,000 SF; 140 Surface Spaces



### Property Details

Land Area	7.67 AC (334,299 SF)	Sprinklers	ESFR
Building FAR	0.49	Zoning	60
Cross Docks	None		

### For Lease Summary

Number of Spaces	1	% Leased	21.9%
Smallest Space	40,000 SF	Asking Rent	Withheld
Max Contiguous	128,809 SF	Industrial Available	128,809 SF
Vacant	128,809 SF		

### Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	40,000 - 128,809	128,809	Withheld	Vacant	Negotiable	-	-

### For Sale Summary

Asking Price	Withheld	Land	7.67 AC
Status	Active	Built	2024
Sale Type	Owner User	On Market	398 Days
RBA (% Leased)	164,958 SF (21.9%)	Last Update	February 9, 2026

### Transportation

Parking Details	0.85/1,000 SF; 140 Surface Spaces
Traffic Volume	15,861 on Hwy 45 (2025); 21,900 on Peterson Rd (2021); 22,401 on Peterson Rd (2023); 15,910 on US Hwy 45 (2020); 13,191 on Kelley Ct (2024); 19,184 on US Hwy 45 (2024); 16,495 on Industrial Dr (2025); 12,867 on Hwy 45 (2023); 16,556 on Industrial Dr (2024); 15,927 on US Hwy 45 (2020)

# Properties For Sale | Libertyville, IL

## Transportation (Continued)

Commuter Rail	Prairie Crossing Station (MD-North) 	3 min drive
	Prairie Crossing Station (NCS) 	5 min drive
Airport	Chicago O'Hare International	43 min drive
Walk Score <sup>®</sup>	Car-Dependent (12)	

## Contacts

Type	Name	Location	Phone
Recorded Owner	MWI Property Group	-	-

# Properties For Sale | Libertyville, IL



## 1870 W Winchester Rd

Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Office

### Property Summary

RBA (% Leased)	60,940 SF (100%)
Built	2003
Stories	2
Typical Floor	30,741 SF
Tenancy	Multiple
Available	10 - 6,655 SF
Max Contiguous	1,295 SF
Asking Rent	Withheld
Parking Spaces	2.79/1,000 SF; 170 Surface Spaces; Covered Spaces Available



### Property Details

Land Area	13.71 AC (597,057 SF)	Zoning	O-2
Building FAR	0.10	Parcel	11-18-100-023
Owner Occupied	No		

### For Lease Summary

Number of Spaces	11	% Leased	100%
Smallest Space	10 SF	Asking Rent	Withheld
Max Contiguous	1,295 SF	Office Available	6,655 SF
Vacant	0 SF		

### Amenities

- 24 Hour Access

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	Open Plan for +15	Office	Coworking	1,075 - 1,295	1,295	1,295	Withheld	TBD	-
P 1	Open Plan for +10	Office	Coworking	480 - 1,185	1,185	1,185	Withheld	TBD	-
P 1	Office for 5	Office	Coworking	325 - 800	800	800	Withheld	TBD	-
P 1	Office for 3	Office	Coworking	150 - 650	650	650	Withheld	TBD	-
P 1	Office for 4	Office	Coworking	215 - 650	650	650	Withheld	TBD	-
P 1	Office for 1	Office	Coworking	80 - 550	550	550	Withheld	TBD	-



# Properties For Sale | Libertyville, IL

## Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	Office for 2	Office	Coworking	100 - 550	550	550	Withheld	TBD	-
P 1	Mem-ber-ship Cowork-ing	Office	Coworking	50 - 500	500	500	Withheld	TBD	-
P 1	Cowork-ing	Office	Coworking	100 - 325	325	325	Withheld	TBD	-
P 1	Mem-ber-ship Office	Office	Coworking	80 - 100	100	100	Withheld	TBD	-
P 1	Virtual Office	Office	Coworking	10 - 50	50	50	Withheld	TBD	-

## For Sale Summary

Asking Price	\$1,500,000	Condo Type	Medical
Status	Active	Condo Size	3,660 SF
Asking Price Per Area	\$409.84/SF	On Market	406 Days
Sale Type	Investment or Owner User	Last Update	February 1, 2026
Total Condos for Sale	1	Sale Conditions	Lease Option
Cap Rate	71%		

## Transportation

Parking Details	2.79/1,000 SF; 170 Surface Spaces; Covered Spaces Available		
Traffic Volume	1,605 on American Way (2025); 4,396 on Usg Dr (2025); 10,632 on American Way (2025); 10,632 on Lucerne Ln (2025); 14,655 on Old Peterson Rd (2023); 13,355 on Peterson Rd (2025); 24,966 on American Way (2023); 14,460 on Old Peterson Rd (2025); 14,277 on Cty A33 (2025); 14,560 on Old Peterson Rd (2025)		
Commuter Rail	Libertyville Station 		7 min drive
	Prairie Crossing Station (MD-North) 		6 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score®	Car-Dependent (19)		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Regus	1	7,988	3	Oct 2024	-
Lake Heart Specialists	2	6,000	3	Jan 2026	-
North Suburban Healthcare	2	4,500	2	Jan 2026	-
ExeQuity	1	3,689	12	Nov 2009	-
Joint & Vascular Institute	1	3,660	2	Nov 2025	-

Showing 5 of 11 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	SHINER MANAGEMENT GROUP INC	-	-



# Properties For Sale | Libertyville, IL

## Contacts (Continued)

Type	Name	Location	Phone
True Owner	Rudolph Office Condo LLC	Libertyville, IL 60048	-
Property Management	JBS Commercial Real Estate	Itasca, IL 60143	(312) 462-1020

# Properties For Sale | Libertyville, IL



## 1880 W Winchester Rd

Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Office

### Property Summary

RBA	50,000 SF
Built	2003
Stories	2
Elevators	None
Typical Floor	4,000 SF
Tenancy	Single
Asking Rent	Withheld
Parking Spaces	62.50/1,000 SF; 250 Surface Spaces



### Property Details

Land Area	4.39 AC (191,228 SF)	Zoning	O-2; Libertyville
Building FAR	0.26	Parcel	11-18-100-082
Owner Occupied	No		

### Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Signage

### For Sale Summary

Asking Price	\$259,999	Condo Type	Office
Status	Active	Condo Size	1,954 SF
Asking Price Per Area	\$133.06/SF	On Market	33 Days
Sale Type	Investment or Owner User	Last Update	January 15, 2026
Total Condos for Sale	1		

### Transportation

Parking Details	62.50/1,000 SF; 250 Surface Spaces		
Traffic Volume	1,605 on American Way (2025); 4,396 on Usg Dr (2025); 10,632 on American Way (2025); 24,966 on American Way (2023); 14,655 on Old Peterson Rd (2023); 18,724 on Usg Dr (2024); 13,355 on Peterson Rd (2025); 19,300 on Shell Dr (2021); 21,374 on Shell Dr (2023); 10,632 on Lucerne Ln (2025)		
Commuter Rail	Libertyville Station		7 min drive
	Prairie Crossing Station (MD-North)		6 min drive
Airport	Chicago O'Hare International		41 min drive
Walk Score®	Car-Dependent (19)		

### Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Libertyville Longevity and Light Center	1	2,500	-	Aug 2024	-



2026 CoStar Group - Licensed to Village of Libertyville - 1606569  
 This report does not represent zoning approval at any noted location, to ensure zoning fit for the proposed use, please submit review of Application for Occupancy which is available at [www.Libertyville.com/Occupancy](http://www.Libertyville.com/Occupancy). Call 847-918-2029 with questions.



# Properties For Sale | Libertyville, IL

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Audit Technology Group LLC	1	2,205	-	Oct 2019	-
Lake County Internal Medicine Associates, LLC	1	1,800	12	Dec 2020	-
JB Brown & Co.	1	1,500	7	Aug 2023	-
Center Vitreo Retinal Diseases	2	1,200	8	Jul 2016	-

Showing 5 of 12 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Rudolph Office Condo Llc	Libertyville, IL 60048	-
True Owner	Moonlight Realty	Libertyville, IL 60048	(224) 715-1677

# Properties For Sale | Libertyville, IL



## 28045 N Ashley Cir - Viking Park

Libertyville, Illinois 60048 (Lake County) - South Lake County Submarket



Light Distribution

### Property Summary

RBA (% Leased)	21,053 SF (90.9%)
Built	1980
Tenancy	Multiple
Available	1,920 SF
Max Contiguous	1,920 SF
Asking Rent	\$12.50 SF/Year/MG
Clear Height	17'
Drive Ins	1 total
Docks	1 interior
Levelers	None
Parking Spaces	Surface Spaces Available



### Property Details

Land Area	2.50 AC (108,925 SF)	Zoning	LI - Light Industrial
Building FAR	0.19	Parcel	11-23-401-080
Power	200a/240v 1p		

### For Lease Summary

Number of Spaces	1	% Leased	90.9%
Smallest Space	1,920 SF	Asking Rent	\$12.50 SF/Year
Max Contiguous	1,920 SF	Service Type	Modified Gross
Vacant	1,920 SF	Flex Available	1,920 SF

### Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Signage

### Transportation

Parking Details	Surface Spaces Available
Traffic Volume	75,071 on W Petronella Dr (2025); 6,381 on W Polo TrlDr (2025); 3,199 on Bradley Rd (2025); 142,722 on Rockland Rd (2025); 3,763 on Old School Rd (2025); 3,597 on W Lambs Ln (2024); 2,498 on W Old School Rd (2024); 1,183 on Riteway Rd (2025); 6,381 on W Business Center Dr (2025); 15,954 on Bradley Rd (2023)
Commuter Rail	Libertyville Station  9 min drive Lake Bluff Station  11 min drive
Airport	Chicago O'Hare International 34 min drive
Walk Score <sup>®</sup>	Car-Dependent (29)

### Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Grand Marketing	2	2,970	-	Jan 2016	-
Ashley Circle 2018	1	2,024	-	May 2018	-



2026 CoStar Group - Licensed to Village of Libertyville - 1606569  
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# Properties For Sale | Libertyville, IL

## Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Manufacture Rep.	1	1,962	-	Feb 2018	-
First Command	1	1,200	8	Oct 2009	-
Lake County High School Tech Cmps	1	500	-	Oct 2021	-

Showing 5 of 8 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	SYK Group LLC	Libertyville, IL 60048	(847) 242-8950
True Owner	Sarah Kienzle	-	-

# Properties For Sale | Libertyville, IL



**1117 S Milwaukee Ave - Forum Square I Bldg. B**  
 Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Office

## Property Summary

RBA (% Leased)	14,475 SF (91.7%)
Built	1981
Stories	1
Elevators	None
Typical Floor	14,475 SF
Tenancy	Multiple
Available	984 - 2,189 SF
Max Contiguous	1,205 SF
Asking Rent	\$13.00 - 14.00 SF/Year/NN
Parking Spaces	3.87/1,000 SF; 56 Surface Spaces



## Property Details

Land Area	2.42 AC (105,415 SF)	Zoning	C-4
Building FAR	0.14	Parcel	11-28-201-045
Owner Occupied	No		

## For Lease Summary

Number of Spaces	2	% Leased	91.7%
Smallest Space	984 SF	Asking Rent	\$13.00 - 14.00 SF/Year
Max Contiguous	1,205 SF	Service Type	Double Net
Vacant	1,205 SF	Office Available	2,189 SF

## Amenities

- Atrium
- Atrium

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	B4	Office	Direct	1,205	1,205	1,205	\$13.00 NN	Vacant	3 - 10 Years
P 1	B5	Office	Direct	984	984	984	\$14.00 NN	30 Days	3 - 10 Years

## For Sale Summary

Asking Price	Withheld	Land	2.42 AC
Status	Active	Built	1981
Portfolio	Part of 4-Property Portfolio	On Market	650 Days
Sale Type	Investment or Owner User	Last Update	February 12, 2026
RBA (% Leased)	14,475 SF (91.7%)		

# Properties For Sale | Libertyville, IL

## Previous Sale

Sale Date	12/15/2017	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	4085304	Sale Conditions	Auction Sale

## Transportation

Parking Details	3.87/1,000 SF; 56 Surface Spaces		
Traffic Volume	4,796 on S Milwaukee Ave (2024); 22,460 on Valley Park Dr (2018); 27,969 on Valley PkDr (2023); 26,500 on Greentree Pkwy (2021); 28,443 on Greentree Pkwy (2023); 28,647 on Greentree Pkwy (2025); 27,732 on Valley PkDr (2025); 2,690 on Evergreen Ct (2024); 4,537 on Cypress Ln (2025); 4,620 on Briarwood Ln (2023)		
Commuter Rail	Libertyville Station 		4 min drive
	Mundelein Station 		11 min drive
Airport	Chicago O'Hare International		36 min drive
	Chicago Midway International		63 min drive
Walk Score <sup>®</sup>	Car-Dependent (42)		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Allstate Insurance Company	1	1,250	8	Jan 1993	-
Equity Next Inc.	1	900	3	Oct 2019	-
Michael L. Klestinski, A.C.S.W. & Assoc.	1	900	3	Jan 1998	-
Healthy Minds Behavioral Health LLC	1	500	-	Sep 2024	-

Showing 4 of 4 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Butterfield Park Center LLC	Libertyville, IL 60048	(561) 900-7000
True Owner	Equity Next Inc.	Libertyville, IL 60048	(561) 900-7000
Property Management	L.B. Andersen & Company, Inc.	North Barrington, IL 60010	(847) 381-9080

# Properties For Sale | Libertyville, IL



**1117 S Milwaukee Ave - Forum Square Bldg C**  
 Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Office

## Property Summary

RBA (% Leased)	14,075 SF (0.0%)
Built	1981
Stories	1
Elevators	None
Typical Floor	14,075 SF
Tenancy	Multiple
Available	7,000 - 14,075 SF
Max Contiguous	14,075 SF
Asking Rent	\$10.00 SF/Year/NN
Parking Spaces	4.76/1,000 SF; 67 Surface Spaces



## Property Details

Land Area	6.00 AC (261,360 SF)	Zoning	B-1
Building FAR	0.05	Parcel	11-28-201-044
Owner Occupied	No		

## For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	7,000 SF	Asking Rent	\$10.00 SF/Year
Max Contiguous	14,075 SF	Service Type	Double Net
Vacant	14,075 SF	Office Available	14,075 SF

## Amenities

- 24 Hour Access
- Property Manager on Site
- Atrium
- Skylights
- Atrium
- Skylights
- Courtyard

## Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	7,000 - 14,075	14,075	14,075	\$10.00 NN	Vacant	Negotiable

## For Sale Summary

Asking Price	Withheld	Land	6.00 AC
Status	Active	Built	1981
Portfolio	Part of 4-Property Portfolio	On Market	650 Days
Sale Type	Investment or Owner User	Last Update	January 21, 2026
RBA	14,075 SF (0.0%)		

# Properties For Sale | Libertyville, IL

## Previous Sale

Sale Date	12/15/2017	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	4085304	Sale Conditions	Auction Sale

## Transportation

Parking Details	4.76/1,000 SF; 67 Surface Spaces		
Traffic Volume	4,796 on S Milwaukee Ave (2024); 22,460 on Valley Park Dr (2018); 27,969 on Valley PkDr (2023); 26,500 on Greentree Pkwy (2021); 28,443 on Greentree Pkwy (2023); 28,647 on Greentree Pkwy (2025); 2,690 on Evergreen Ct (2024); 4,537 on Cypress Ln (2025); 27,732 on Valley PkDr (2025); 4,620 on Briarwood Ln (2023)		
Commuter Rail	Libertyville Station 		5 min drive
	Mundelein Station 		11 min drive
Airport	Chicago O'Hare International		58 min drive
	Chicago Midway International		66 min drive
Walk Score <sup>®</sup>	Car-Dependent (42)		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Heritage Signs Ltd	1	1,250	4	Jul 2023	-
Chevelure Salon	1	500	-	Sep 2023	-
Schmid's Draperies & Shades	1	-	5	Jan 2008	-

Showing 3 of 3 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Butterfield Park Center LLC	Libertyville, IL 60048	(561) 900-7000
True Owner	Equity Next Inc.	Libertyville, IL 60048	(561) 900-7000
Property Management	L.B. Andersen & Company, Inc.	North Barrington, IL 60010	(847) 381-9080

# Properties For Sale | Libertyville, IL

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## 1117 S Milwaukee Ave - Forum Square I, Bldg D

Libertyville, Illinois 60048 (Lake County) - Central North Submarket

★★★★☆

Office

### Property Summary

RBA (% Leased)	14,475 SF (100%)
Built	1981
Stories	1
Elevators	None
Typical Floor	14,475 SF
Tenancy	Multiple
Available	1,930 - 4,230 SF
Max Contiguous	2,300 SF
Asking Rent	\$13.00 SF/Year/NN
Parking Spaces	4.70/1,000 SF; 68 Surface Spaces



### Property Details

Land Area	2.82 AC (122,839 SF)	Zoning	B-3
Building FAR	0.12	Parcel	11-28-201-044
Owner Occupied	No		

### For Lease Summary

Number of Spaces	2	% Leased	100%
Smallest Space	1,930 SF	Asking Rent	\$13.00 SF/Year
Max Contiguous	2,300 SF	Service Type	Double Net
Vacant	0 SF	Office Available	4,230 SF

### Amenities

- 24 Hour Access
- Atrium
- Drop Ceiling
- Skylights
- Air Conditioning
- Atrium
- Kitchen
- Air Conditioning
- Central Heating
- Property Manager on Site
- Air Conditioning
- Courtyard
- Skylights

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	D9 + D10	Office	Direct	2,300	2,300	2,300	\$13.00 NN	30 Days	Negotiable
P 1	D7	Office	Direct	1,930	1,930	1,930	\$13.00 NN	30 Days	Negotiable

# Properties For Sale | Libertyville, IL

## For Sale Summary

Asking Price	Withheld	Land	2.82 AC
Status	Active	Built	1981
Portfolio	Part of 4-Property Portfolio	On Market	650 Days
Sale Type	Investment or Owner User	Last Update	February 12, 2026
RBA (% Leased)	14,475 SF (100%)		

## Previous Sale

Sale Date	12/15/2017	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	4085304	Sale Conditions	Auction Sale

## Transportation

Parking Details	4.70/1,000 SF; 68 Surface Spaces		
Traffic Volume	4,796 on S Milwaukee Ave (2024); 22,460 on Valley Park Dr (2018); 27,969 on Valley PkDr (2023); 26,500 on Greentree Pkwy (2021); 28,443 on Greentree Pkwy (2023); 28,647 on Greentree Pkwy (2025); 2,690 on Evergreen Ct (2024); 27,732 on Valley PkDr (2025); 4,537 on Cypress Ln (2025); 4,620 on Briarwood Ln (2023)		
Commuter Rail	Libertyville Station 		5 min drive
	Mundelein Station 		11 min drive
Airport	Chicago O'Hare International		58 min drive
	Chicago Midway International		66 min drive
Walk Score <sup>®</sup>	Car-Dependent (42)		

## Contacts

Type	Name	Location	Phone
Recorded Owner	Butterfield Park Center LLC	Libertyville, IL 60048	(561) 900-7000
True Owner	Equity Next Inc.	Libertyville, IL 60048	(561) 900-7000
Property Management	L.B. Andersen & Company, Inc.	North Barrington, IL 60010	(847) 381-9080

# Properties For Sale | Libertyville, IL



## 1117 S Milwaukee Ave - Forum Square I Bldg. A

Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Office

### Property Summary

RBA (% Leased)	14,475 SF (97.2%)
Built	1981
Stories	1
Elevators	None
Typical Floor	14,475 SF
Tenancy	Multiple
Available	410 SF
Max Contiguous	410 SF
Asking Rent	\$27.80 SF/Year/NN
Parking Spaces	3.87/1,000 SF; 56 Surface Spaces



### Property Details

Land Area	2.42 AC (105,415 SF)	Zoning	B-1
Building FAR	0.14	Parcel	11-28-201-045
Owner Occupied	No		

### For Lease Summary

Number of Spaces	1	% Leased	97.2%
Smallest Space	410 SF	Asking Rent	\$27.80 SF/Year
Max Contiguous	410 SF	Service Type	Double Net
Vacant	410 SF	Office Available	410 SF

### Amenities

- Air Conditioning
- Atrium
- Skylights
- Air Conditioning
- Courtyard
- Skylights
- Air Conditioning
- Property Manager on Site
- Atrium
- Signage

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	A9	Office	Direct	410	410	410	\$27.80 NN	Vacant	3 - 10 Years

### For Sale Summary

Asking Price	Withheld	Land	2.42 AC
Status	Active	Built	1981
Portfolio	Part of 4-Property Portfolio	On Market	650 Days
Sale Type	Investment or Owner User	Last Update	February 12, 2026
RBA (% Leased)	14,475 SF (97.2%)		

# Properties For Sale | Libertyville, IL

## Previous Sale

Sale Date	12/15/2017	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	4085304	Sale Conditions	Auction Sale

## Transportation

Parking Details	3.87/1,000 SF; 56 Surface Spaces		
Traffic Volume	4,796 on S Milwaukee Ave (2024); 26,500 on Greentree Pkwy (2021); 28,443 on Greentree Pkwy (2023); 22,460 on Valley Park Dr (2018); 27,969 on Valley PkDr (2023); 28,647 on Greentree Pkwy (2025); 2,690 on Evergreen Ct (2024); 27,732 on Valley PkDr (2025); 4,537 on Cypress Ln (2025); 4,620 on Briarwood Ln (2023)		
Commuter Rail	Libertyville Station 		4 min drive
	Mundelein Station 		10 min drive
Airport	Chicago O'Hare International		35 min drive
Walk Score <sup>®</sup>	Car-Dependent (42)		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Iris Global Llc	1	1,600	1	Feb 2020	-
Three Cord Ministries, Inc	1	1,400	7	Oct 2009	-
Kenneth Borcia Law Offices	1	1,000	3	Jan 1981	-
United Industrial Construction	1	800	4	May 2010	-
Addictions Associates Therapy Inc.	1	500	4	Jul 2022	-

Showing 5 of 14 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Butterfield Park Center LLC	Libertyville, IL 60048	(561) 900-7000
True Owner	Equity Next Inc.	Libertyville, IL 60048	(561) 900-7000

# Properties For Sale | Libertyville, IL



## 520 E Church St - Foulds Inc

Libertyville, Illinois 60048 (Lake County) - South Lake County Submarket



Manufacturing

### Property Summary

RBA	110,843 SF
Built	1894
Tenancy	Multiple
Asking Rent	Withheld
Clear Height	20'
Drive Ins	None
Docks	5 exterior
Levelers	None
Parking Spaces	Surface Spaces Available; Covered Spaces Available



### Property Details

Land Area	3.11 AC (135,472 SF)	Rail Line	Yes
Building FAR	0.82	Zoning	I-3
Power	Yes	Parcel	11-16-413-030
Sprinklers	Wet		

### Amenities

- 24 Hour Access
- Commuter Rail

### For Sale Summary

Asking Price	Withheld	Land	3.11 AC
Status	Active	Built	1894
Sale Type	Owner User	On Market	189 Days
RBA	110,843 SF	Last Update	January 21, 2026

### Previous Sale

Sale Date	1/12/2021	Sale Type	Investment
Sale Price	\$1,399,819	Comp Status	Research Complete
Comp ID	5350790	Sale Conditions	Redevelopment Project +1

### Transportation

Parking Details	Surface Spaces Available; Covered Spaces Available		
Traffic Volume	2,950 on N 4th St (2025); 3,204 on Appley Ave (2025); 4,933 on Broadway (2023); 4,828 on Broadway (2025); 4,828 on North Ave (2025); 2,449 on Hurlburt Ct (2025); 12,723 on S 4th Ave (2024); 12,723 on N 2nd St (2024); 2,240 on Wright Ct (2025); 12,723 on N 2nd St (2024)		
Transit/Subway	Libertyville Station		16 min walk
Commuter Rail	Libertyville Station		16 min walk
	Mundelein Station		10 min drive



# Properties For Sale | Libertyville, IL

## Transportation (Continued)

Airport	Chicago O'Hare International	35 min drive
	Chicago Midway International	63 min drive
Walk Score ®	Somewhat Walkable (60)	

## Contacts

Type	Name	Location	Phone
Recorded Owner	Liberty Management LLC	Northbrook, IL 60062	(847) 945-5700
Recorded Owner	Liberty Management Llc	Oak Park, IL 60301	-
True Owner	Liberty Management LLC	Northbrook, IL 60062	(847) 945-5700

# Properties For Sale | Libertyville, IL



## 1332-1498 Franklin Blvd

Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Land

### Property Summary

Land Area - Gross	4.08 AC (177,725 SF)
Topography	Sloping
On-Sites	Raw land
Zoning	O2
Density Allowed	O2
Proposed Use	Industrial, Office, Warehouse
Parcel	10-12-401-008



### Property Details

Off-Sites	No Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Frontage	616' on Franklin, 524' on W Winchester		
Zoning	O2		
Proposed Use	Industrial, Office, Warehouse		
Parcel	10-12-401-008		

### For Sale Summary

Asking Price	\$335,000 (\$82,107.84/AC)	Land	4.08 AC (177,725 SF)
Status	Active	On Market	2,968 Days
Sale Type	Investment	Last Update	December 5, 2025

### Transportation

Traffic Volume	6,890 on Franklin Blvd (2025); 24,966 on American Way (2023); 18,724 on Usg Dr (2024); 10,632 on American Way (2025); 19,300 on Shell Dr (2021); 21,374 on Shell Dr (2023); 7,000 on Harris Rd (2025); 462 on Cambridge Rd (2025); 16,556 on Industrial Dr (2024); 1,605 on American Way (2025)		
Commuter Rail	Prairie Crossing Station (NCS)		5 min drive
	Prairie Crossing Station (MD-North)		4 min drive
Airport	Chicago O'Hare International		42 min drive
Walk Score <sup>®</sup>	Car-Dependent (17)		

### Contacts

Type	Name	Location	Phone
Recorded Owner	Lincoln Commerce Ctr Props Llc	-	-
True Owner	Chris Tsolinas	Barrington, IL 60010	(847) 366-1204

# Properties For Sale | Libertyville, IL

15

## Midlothian Rd

Libertyville, Illinois 60048 (Lake County) - Central Northwest Submarket



Land

### Property Summary

Land Area - Gross 18.05 AC (786,258 SF)



### For Sale Summary

Asking Price	Withheld	Land	18.05 AC (786,258 SF)
Status	Active	On Market	630 Days
Sale Type	Investment	Last Update	February 9, 2026

### Transportation

Traffic Volume	1,939 on Crossing Ave (2024); 771 on Mallory Dr (2025); 13,717 on N Harris Rd (2025); 13,859 on N Harris Rd (2023); 12,943 on Ivanhoe Rd (2025); 1,726 on Harris Rd (2025); 12,786 on Ivanhoe Rd (2023); 2,994 on Shooting Star Rd (2024); 782 on Mallory Dr (2023); 2,318 on Hwy 45 (2023)		
Transit/Subway	Prairie Crossing Station (NCS)		9 min walk
	Prairie Crossing Station (MD-North)		4 min walk
Commuter Rail	Prairie Crossing Station (NCS)		9 min walk
	Prairie Crossing Station (MD-North)		4 min walk
Airport	Chicago O'Hare International		43 min drive
Walk Score <sup>®</sup>	Car-Dependent (20)		

# Properties For Sale | Libertyville, IL

**16** **31132-31140 N Milwaukee Ave - Libertyville Farm**  
 Libertyville, Illinois 60048 (Lake County) - Far North Submarket

☆☆☆☆☆

Land

## Property Summary

Land Area - Gross	42.97 AC (1,871,773 SF)
Topography	Level
On-Sites	Raw land
Proposed Use	Single Family Development
Parcel	11-04-300-030, 11-05-400-010



## Property Details

Frontage	855' on Illinois 21
Zoning Description	Unincorporated farm that can provide single-family or planned unit development potentially for data-center or religious facility.
Proposed Use	Single Family Development
Parcel	11-04-300-030, 11-05-400-010

## For Sale Summary

Asking Price	\$4,600,000 (\$107,051.43/AC)	Land	42.97 AC (1,871,773 SF)
Status	Active	On Market	447 Days
Sale Type	Investment	Last Update	January 11, 2026

## Transportation

Traffic Volume	22,903 on Brookhill Rd (2025); 21,573 on Brookhill Rd (2024); 2,980 on Brookhill Rd (2025); 19,419 on Cater Ln (2025); 19,669 on Cater Ln (2024); 21,831 on W Casey Rd (2024); 19,922 on Cater Ln (2024); 28,941 on N Milwaukee Ave (2025); 27,317 on N Milwaukee Ave (2024)		
Commuter Rail	Libertyville Station 		3 min drive
	Prairie Crossing Station (Md-North) 		5 min drive
Airport	Chicago O'Hare International		38 min drive
Walk Score <sup>®</sup>	Car-Dependent (15)		

# Properties For Sale | Libertyville, IL



## 426-450 S Milwaukee Ave

Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Land

### Property Summary

Land Area - Gross	0.81 AC (35,500 SF)
Topography	Level
On-Sites	Previously developed lot
Current Use	Retail
Zoning	C-3 General Commercial
Proposed Use	Apartment Units - Condo, Bank, Drug Store, Fast Food, General Freestanding, Mixed Use, Restaurant, Retail
Parcel	11-21-225-004, 11-21-225-005, 11-21-225-006, 11-21-225-024



### Property Details

Improvements	Two Retail Buildings
Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Frontage	132' on Rockland Rd, 261' on S. Milwaukee Ave
Zoning	C-3 General Commercial
Zoning Description	C-3 General Commercial District allows a wide variety of business and multi-family options. See C3 Zoning requirements under documents.
Proposed Use	Apartment Units - Condo, Bank, Drug Store, Fast Food, General Freestanding, Mixed Use, Restaurant, Retail
Parcel	11-21-225-004, 11-21-225-005, 11-21-225-006, 11-21-225-024

### For Sale Summary

Asking Price	\$1,995,000 (\$2,447,948.88/AC)	On Market	1,072 Days
Status	Active	Last Update	February 10, 2026
Sale Type	Investment	Sale Conditions	Ground Lease (Leasehold) +5
Land	0.81 AC (35,500 SF)		

### Transportation

Traffic Volume	23,906 on W Rockland Rd (2024); 5,313 on Prairie Ave (2025); 5,388 on Prairie Ave (2023); 23,906 on W Austin Ave (2024); 5,243 on S 2nd Ave (2025); 23,906 on W Lincoln Ave (2024); 1,869 on S Stewart Ave (2025); 30,715 on Condell Dr (2023); 5,243 on S 4th Ave (2025)		
Transit/Subway	Libertyville Station		19 min walk
Commuter Rail	Libertyville Station		19 min walk
	Mundelein Station		9 min drive
Airport	Chicago O'Hare International		36 min drive
	Chicago Midway International		63 min drive
Walk Score <sup>®</sup>	Very Walkable (77)		



# Properties For Sale | Libertyville, IL

## Contacts

Type	Name	Location	Phone
Recorded Owner	E & L Properties B R C	Libertyville, IL 60048	-

# Properties For Sale | Libertyville, IL



## 780 E Park Ave - Park Avenue Corporate Center

Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Land

### Property Summary

Land Area - Gross	0.64 AC (27,765 SF)
Zoning	I-3
Density Allowed	I-3
Proposed Use	Auto Repair, Commercial, Industrial, Restaurant, Retail



### Property Details

Off-Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Zoning	I-3
Zoning Description	Subject to PUD zoning regulations.
Proposed Use	Auto Repair, Commercial, Industrial, Restaurant, Retail

### For Sale Summary

Asking Price	\$570,000 (\$894,262.13/AC)	On Market	2,139 Days
Status	Active	Last Update	February 1, 2026
Sale Type	Investment	Sale Conditions	1031 Exchange +3
Land	0.64 AC (27,765 SF)		

### Transportation

Traffic Volume	12,723 on S 4th Ave (2024); 2,449 on Hurlburt Ct (2025); 12,708 on Hough St (2025); 2,009 on E Lincoln Ave (2025); 2,950 on N 4th St (2025); 12,723 on N 2nd St (2024); 4,828 on Broadway (2025); 4,933 on Broadway (2023); 12,723 on N 2nd St (2024)		
Commuter Rail	Libertyville Station		4 min drive
	Mundelein Station		10 min drive
Airport	Chicago O'Hare International		35 min drive
Walk Score <sup>®</sup>	Car-Dependent (47)		

### Contacts

Type	Name	Location	Phone
Recorded Owner	Lynch Properties Li Llc	-	-
True Owner	Richard Lynch Jr.	Northbrook, IL 60062	(239) 566-8737

# Properties For Sale | Libertyville, IL



## 1017-1019 W Park Ave

Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Office

### Property Summary

RBA	10,000 SF
Built	2005
Stories	2
Typical Floor	5,000 SF
Tenancy	Multiple
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available



### Property Details

Land Area	0.11 AC (5,000 SF)	Owner Occupied	No
Building FAR	2.00	Parcel	11-20-206-022 (+1 more)

### For Sale Summary

Asking Price	\$824,000 (\$82.40/SF)	Land	0.11 AC
Status	Active	Built	2005
Sale Type	Investment or Owner User	On Market	5 Days
RBA	10,000 SF	Last Update	February 12, 2026

### Transportation

Parking Details	Surface Spaces Available		
Traffic Volume	17,580 on S Dymond Rd (2023); 17,352 on S Dymond Rd (2025); 18,233 on Cty W11 (2025); 18,456 on Cty W11 (2023); 15,459 on S Dymond Rd (2023); 14,500 on S Dymond Rd (2021); 16,951 on W PkAve (2025); 22,527 on Pinetree Ln (2025); 19,010 on Butterfield Ln (2025); 12,326 on Harding Ave (2024)		
Commuter Rail	Libertyville Station		3 min drive
	Mundelein Station		7 min drive
Airport	Chicago O'Hare International		59 min drive
	Chicago Midway International		67 min drive
Walk Score <sup>®</sup>	Car-Dependent (38)		

### Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
FMP Direct Marketing Group	Unkwn	1,500	10	Jul 2016	-
Libertyville Ankle & Foot Clinic	1	500	-	Nov 2025	-

Showing 2 of 2 Tenants

# Properties For Sale | Libertyville, IL

## Contacts

Type	Name	Location	Phone
Recorded Owner	Wilmet Michael	-	-
True Owner	Wilmet, Michael	Scottsdale, AZ 85259	-

# Properties For Sale | Libertyville, IL



## 116 Peterson Rd

Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Retail

### Property Summary

Center Type	Strip Center
GLA	9,700 SF
Built	1988
Tenancy	Multiple
Asking Rent	Withheld
Frontage	345' on Peterson Rd.
Parking Spaces	2.47/1,000 SF; 24 Surface Spaces



### Property Details

Land Area	0.72 AC (31,363 SF)	Zoning	C-3, Libertyville
Building FAR	0.31	Parcel	11-09-100-014

### Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning
- Signage

### For Sale Summary

Asking Price	\$1,895,000 (\$195.36/SF)	Land	0.72 AC
Status	Active	Built	1988
Cap Rate	7.5%	On Market	63 Days
Sale Type	Investment	Last Update	February 6, 2026

### Previous Sale

Sale Date	6/5/2019	Comp Status	Research Complete
Sale Price	\$1,500,000	Actual Cap Rate	10.0%
Comp ID	4784266	Sale Conditions	1031 Exchange
Sale Type	Investment		

### Transportation

Parking Details	2.47/1,000 SF; 24 Surface Spaces		
Traffic Volume	27,317 on N Milwaukee Ave (2024); 28,941 on N Milwaukee Ave (2025); 19,922 on Cater Ln (2024); 23,284 on Buckley Rd (2024); 19,669 on Cater Ln (2024); 20,519 on N Milwaukee Ave (2024); 19,419 on Cater Ln (2025); 22,736 on W Des Plaines Dr (2024); 23,339 on Peterson Rd (2025); 20,519 on Buckley Rd (2024)		
Frontage	345' on Peterson Rd.		
Commuter Rail	Libertyville Station		3 min drive
	Prairie Crossing Station (MD-North)		5 min drive
Airport	Chicago O'Hare International		38 min drive
Walk Score <sup>®</sup>	Somewhat Walkable (57)		



# Properties For Sale | Libertyville, IL

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Clouds	1	1,000	-	Mar 2025	Mar 2030
Linden Funerals	1	1,000	-	Dec 2023	Dec 2026

Showing 2 of 2 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	Lake-Cook Sequoia Shopping Center LLC	Lake Bluff, IL 60044	(847) 373-1766
True Owner	@Properties	Lake Forest, IL 60045	(847) 234-8000

# Properties For Sale | Libertyville, IL



## Route 137 & Midlothian Road

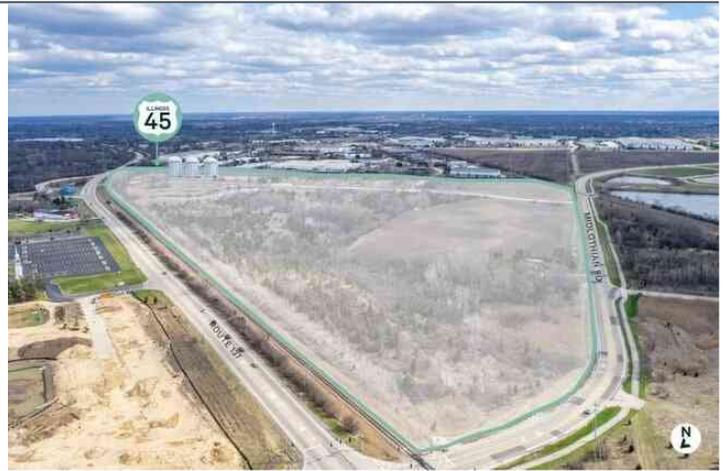
Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Land

### Property Summary

Land Area - Gross	70.00 AC (3,049,200 SF)
Topography	Level
On-Sites	Raw land
Proposed Use	Industrial



### Property Details

Frontage	4,742' on Illinois 137
Proposed Use	Industrial

### For Sale Summary

Asking Price	Withheld	Land	70.00 AC (3,049,200 SF)
Status	Active	On Market	1,363 Days
Sale Type	Investment	Last Update	February 9, 2026

### Transportation

Traffic Volume	13,950 on N Harris Rd (2025); 2,318 on Hwy 45 (2023); 14,233 on US Hwy 45 (2020); 1,781 on Antioch Rd (2025); 14,138 on Hwy 45 (2025); 20,918 on Antioch Rd (2024); 13,049 on N US Hwy 45 (2024); 22,428 on N US Hwy 45 (2023); 23,810 on Antioch Rd (2025); 782 on Mallory Dr (2023)		
Commuter Rail	Prairie Crossing Station (NCS)		19 min walk
	Prairie Crossing Station (MD-North)		14 min walk
Airport	Chicago O'Hare International		66 min drive
Walk Score <sup>®</sup>	Car-Dependent (7)		

# Properties For Sale | Libertyville, IL



## 1800 N US Highway 45

Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Land

### Property Summary

Land Area - Gross	2.76 AC (120,226 SF)
Topography	Level
On-Sites	Rough graded
Current Use	Raw Land
Zoning	O-2
Proposed Use	Hold for Development, Hold for Investment, Industrial, Industrial Park
Parcel	11-07-100-033



### Property Details

Off-Sites	No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, Sewer, No Streets, No Telephone, Water
Frontage	Peterson Road
Zoning	O-2
Zoning Description	Planned Development, underlying O-2 District with ability to request added commercial uses under Planned Development.
Proposed Use	Hold for Development, Hold for Investment, Industrial, Industrial Park
Parcel	11-07-100-033

### For Sale Summary

Asking Price	\$1,925,000 (\$697,463.77/AC)	Land	2.76 AC (120,226 SF)
Status	Active	On Market	182 Days
Sale Type	Investment	Last Update	February 12, 2026

### Transportation

Traffic Volume	13,191 on Kelley Ct (2024); 19,184 on US Hwy 45 (2024); 15,910 on US Hwy 45 (2020); 16,495 on Industrial Dr (2025); 16,556 on Industrial Dr (2024); 12,867 on Hwy 45 (2023); 22,401 on Peterson Rd (2023); 21,900 on Peterson Rd (2021); 21,374 on Shell Dr (2023); 19,300 on Shell Dr (2021)		
Commuter Rail	Prairie Crossing Station (MD-North)		3 min drive
	Prairie Crossing Station (NCS)		4 min drive
Airport	Chicago O'Hare International		64 min drive
Walk Score <sup>®</sup>	Car-Dependent (26)		

# Properties For Sale | Libertyville, IL



## 1900 USG Dr - Libertyville Office Building

Libertyville, Illinois 60048 (Lake County) - Central North Submarket



Office

### Property Summary

RBA (% Leased)	16,004 SF (100%)
Built	1997
Stories	1
Elevators	None
Typical Floor	16,004 SF
Tenancy	Multiple
Available	16,004 SF
Max Contiguous	16,004 SF
Asking Rent	Withheld
Parking Spaces	5.80/1,000 SF; 93 Surface Spaces



1900 USG Drive

### Property Details

Land Area	2.83 AC (123,275 SF)	Zoning	O-2
Building FAR	0.13	Parcel	11-18-103-028 (+2 more)
Owner Occupied	No		

### For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	16,004 SF	Asking Rent	Withheld
Max Contiguous	16,004 SF	Office Available	16,004 SF
Vacant	16,004 SF		

### Amenities

- 24 Hour Access

### Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Sublet	16,004	16,004	16,004	Withheld	Vacant	Thru Dec 2036

### For Sale Summary

Asking Price	\$4,250,000 (\$265.56/SF)	Land	2.83 AC
Status	Active	Built	1997
Sale Type	Investment	On Market	91 Days
RBA (% Leased)	16,004 SF (100%)	Last Update	February 3, 2026

# Properties For Sale | Libertyville, IL

## Previous Sale

Sale Date	8/26/2016	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	3718445	Sale Conditions	Bulk/Portfolio Sale

## Transportation

Parking Details	5.80/1,000 SF; 93 Surface Spaces		
Traffic Volume	4,396 on Usg Dr (2025); 1,605 on American Way (2025); 10,632 on American Way (2025); 18,724 on Usg Dr (2024); 24,966 on American Way (2023); 6,890 on Franklin Blvd (2025); 21,374 on Shell Dr (2023); 19,300 on Shell Dr (2021); 10,632 on Lucerne Ln (2025); 13,009 on Hwy 45 (2025)		
Commuter Rail	Prairie Crossing Station (MD-North) 		6 min drive
	Mundelein Station 		8 min drive
Airport	Chicago O'Hare International		64 min drive
Walk Score <sup>®</sup>	Car-Dependent (24)		

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pharma Company Inc	1	1,103	-	Jan 2020	-

Showing 1 of 1 Tenants

## Contacts

Type	Name	Location	Phone
Recorded Owner	TJSC Property Holdings	Winnetka, IL 60093	(847) 372-5769
True Owner	TJSC Property Holdings	Winnetka, IL 60093	(847) 372-5769
Property Management	TJSC Property Holdings	Winnetka, IL 60093	(847) 372-5769