

1 1226-1228 American Way - American Corporate Center

Libertyville, IL 60048

Lake County

Building Type: **Class B Warehouse** Space Avail: **35,474 SF**
Building Status: **Built 1997** Max Contig: **35,474 SF**
Building Size: **35,474 SF** Smallest Space: **35,474 SF**
Land Area: **2.14 AC** Rent/SF/Yr: **Withheld**
Stories: **1** % Leased: **100%**
Expenses: **2019 Tax @ \$1.43/sf**
Parking: **77 free Surface Spaces are available; Ratio of 2.17/1,000 SF**
For Sale: **For Sale - Active**



Sales Company: **Mass Realty LLC: William Mass (847) 221-3799**

Landlord Rep: **Mass Realty LLC / William Mass (847) 221-3799 -- 35,474 SF (35,474 SF)**

Building Notes:

Industrial building with upgraded office/showroom finish. Ideal for companies requiring higher percentage of office finish or showroom.

2 210 N Butterfield Rd

Libertyville, IL 60048

Lake County

Building Type: **Class C Office/Medical** Space Avail: **2,800 SF**
Building Status: **Built 1980** Max Contig: **2,800 SF**
Building Size: **2,800 SF** Smallest Space: **2,800 SF**
Typical Floor Size: **2,800 SF** Rent/SF/Yr: **For Sale Only**
Stories: **1** % Leased: **100%**
Expenses: **2019 Tax @ \$3.51/sf**
Parking: **12 free Surface Spaces are available; Ratio of 4.29/1,000 SF**
For Sale: **For Sale at \$425,000 (\$151.79/SF) - Active**



Sales Company: **HomeSmart Connect Chicago: Mario Misiewicz (773) 985-7700**

Landlord Rep: *Company information unavailable at this time*

Building Notes:

Medical, dental, professional services, individual and family services and financial institutions are welcome at this building. 17,200 cars will pass the building daily. The owner can build to suit.

3 410 Church St - Foulds 410 Warehouse

Libertyville, IL 60048

Lake County

Building Type: **Land**
Building Status: **Existing**
Building Size: -
Land Area: **0.77 AC**
Stories: -
For Sale: **For Sale - Active**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



Sales Company: **Protect Realty: Tim Hart (847) 924-5864**
Landlord Rep: *Company information unavailable at this time*

4 410 E Church St - Foulds, Inc. Warehouse

AKA 520 E Church St

Libertyville, IL 60048

Lake County

Building Type: **Class C Warehouse**
Building Status: **Built 1966**
Building Size: **25,000 SF**
Land Area: **0.77 AC**
Stories: **1**
Expenses: **2019 Tax @ \$0.81/sf**
Parking: **25 Surface Spaces are available; Ratio of 1.00/1,000 SF**
For Sale: **For Sale - Active**

Space Avail: **25,000 SF**
Max Contig: **25,000 SF**
Smallest Space: **25,000 SF**
Rent/SF/Yr: **Withheld**
% Leased: **100%**



Sales Company: **Protect Realty: Tim Hart (847) 924-5864**
Landlord Rep: **Protect Realty / Tim Hart (847) 924-5864 -- 25,000 SF /1,500 ofc (25,000 SF)**

Building Notes:

9/96: Building sold to Morton Manufacturing for \$167,500. Both the seller, Wolf Distribution, and purchaser were self-represented in the transaction.

5 520 E Church St - Foulds Inc

Libertyville, IL 60048

Lake County

Building Type: **Class C Food Processing** Space Avail: **100,000 SF**
Building Status: **Built 1894** Max Contig: **100,000 SF**
Building Size: **100,843 SF** Smallest Space: **100,000 SF**
Land Area: **2.41 AC** Rent/SF/Yr: **For Sale Only**
Stories: **4** % Leased: **100%**
Expenses: **2019 Tax @ \$0.34/sf**
For Sale: **For Sale at \$2,200,000 (\$21.82/SF) - Active**



Sales Company: **Protect Realty: Tim Hart (847) 924-5864**
Landlord Rep: *Company information unavailable at this time*

6 125 W Church St - St. Lawrence Episcopal Church

Libertyville, IL 60048

Lake County

Building Type: **Specialty/Religious Facility** Space Avail: **0 SF**
Building Status: **Built 1908** Max Contig: **0 SF**
Building Size: **22,865 SF** Smallest Space: **-**
Land Area: **0.58 AC** Rent/SF/Yr: **For Sale Only**
Stories: **1** % Leased: **100%**
Parking: **24 Surface Spaces are available; Ratio of 1.05/1,000 SF**
For Sale: **For Sale at \$2,750,000 (\$120.27/SF) - Active**



Sales Company: **BREIS Barrington RE Investment Services LLC: David Smith (847) 847-7202 X1, Joshua Smith (847) 847-7202 X2**
Landlord Rep: *Company information unavailable at this time*

7 2601 Commerce Dr

Libertyville, IL 60048

Lake County

Building Type: **Land** Space Avail: **0 SF**
Building Status: **Existing** Max Contig: **0 SF**
Building Size: **-** Smallest Space: **-**
Land Area: **4.57 AC** Rent/SF/Yr: **For Sale Only**
Stories: **-** % Leased: **0%**
For Sale: **For Sale at \$750,000 (\$3.77/SF) - Active**



Sales Company: **Chris Tsolinas: Chris Tsolinas (847) 366-1204**
Landlord Rep: *Company information unavailable at this time*

8 133 E Cook Ave

Libertyville, IL 60048

Lake County

Building Type: **Retail**
Building Status: **Built 1965, Renov 1984**
Building Size: **7,986 SF**
Land Area: **0.18 AC**
Stories: **2**
Expenses: **2019 Tax @ \$2.05/sf**
Parking: **Ratio of 0.00/1,000 SF**
For Sale: **For Sale at \$995,000 (\$124.59/SF) - Under Contract**

Space Avail: **7,986 SF**
Max Contig: **7,986 SF**
Smallest Space: **7,986 SF**
Rent/SF/Yr: **For Sale Only**
% Leased: **100%**



Sales Company: **Kakenmaster & Associates Inc: Peter Kakenmaster (847) 367-0888 X2125, Kylie Gehrke (847) 367-0888**
Kakenmaster & Associates Inc: Peter Kakenmaster (847) 367-0888 X2125, Kylie Gehrke (847) 367-0888

Landlord Rep: **Faire Properties / Diane Guy (847) 965-2191**

Leasing Company: **Kakenmaster & Associates Inc / Peter Kakenmaster (847) 367-0888 Kylie Gehrke (847) 367-0888 -- 7,986 SF (7,986 SF)**

9 708 Florsheim Dr

Libertyville, IL 60048

Lake County

Building Type: **Class C Office/Medical**
Building Status: **Built 1999, Renov 2020**
Building Size: **1,000 SF**
Typical Floor Size: **1,000 SF**
Stories: **1**
For Sale: **This property has one 1,000 condo for sale.**

Space Avail: **1,000 SF**
Max Contig: **1,000 SF**
Smallest Space: **1,000 SF**
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



Seller Rep (Condo): **@Properties /Frank Quigley (847) 367-0500(1,000 SF)**

10 732 Florsheim Dr

Libertyville, IL 60048

Lake County

Building Type: **Class C Office/Medical**
Building Status: **Built 1997**
Building Size: **6,250 SF**
Typical Floor Size: **6,250 SF**
Stories: **1**
Parking: **31 Surface Spaces are available; Ratio of 4.96/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **1,050 SF**
Max Contig: **1,050 SF**
Smallest Space: **1,050 SF**
Rent/SF/Yr: **\$16.51/mg**
% Leased: **83.2%**



Seller Rep (Condo): **Company information unavailable at this time**

11 740 Florsheim Dr - Florsheim Professional Center

Libertyville, IL 60048
Lake County
 Building Type: **Class B Office/Medical**
 Building Status: **Built 1999**
 Building Size: **12,424 SF**
 Typical Floor Size: **12,424 SF**
 Stories: **1**
 Expenses: **2019 Tax @ \$0.40/sf**
 Parking: **Ratio of 4.00/1,000 SF**
 For Sale: **This property has one 2,322 condo for sale.**
 Space Avail: **4,644 SF**
 Max Contig: **2,322 SF**
 Smallest Space: **2,322 SF**
 Rent/SF/Yr: **\$18.00**
 % Leased: **62.6%**



Seller Rep (Condo): **Insite Commercial Realty /Robert Edelstein (312) 203-3199(2,322 SF)**

Building Notes:

Premier medical/professional office complex located across from the Libertyville Post Office and minutes from the downtown area. The center is on Artaius Dr off of Milwaukee Ave or Route 21.

The condo building features cedar shake roof, clad windows, ample file storage, optional loft space, custom grade-build out, garage space, and brick construction with custom floor plans.

12 1332-1498 Franklin Blvd

19196 W Winchester Rd
Libertyville, IL 60048
Lake County
 Building Type: **Land**
 Building Status: **Existing**
 Building Size: **-**
 Land Area: **4.08 AC**
 Stories: **-**
 For Sale: **For Sale at \$375,000 (\$2.11/SF) - Active**
 Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: **-**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **0%**



Sales Company: **Chris Tsolinas: Chris Tsolinas (847) 366-1204**
 Landlord Rep: *Company information unavailable at this time*

13 1807 Industrial Dr

Libertyville, IL 60048
Lake County
 Building Type: **Class C Warehouse**
 Building Status: **Built 1985**
 Building Size: **24,554 SF**
 Land Area: **1.23 AC**
 Stories: **2**
 Expenses: **2019 Tax @ \$0.93/sf**
 Parking: **Free Surface Spaces**
 For Sale: **For Sale at \$1,450,000 (\$59.05/SF) - Active**
 Space Avail: **0 SF**
 Max Contig: **0 SF**
 Smallest Space: **-**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **100%**



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

Building Notes:

Ample parking for more than 11 cars.



14 2001 W Kelley Ct - Northwind Business Center

Libertyville, IL 60048

Lake County

Building Type: **Class B Warehouse**
Building Status: **Built 2001**
Building Size: **46,612 SF**
Land Area: **2.80 AC**
Stories: **1**
Expenses: **2019 Tax @ \$1.30/sf**
Parking: **60 free Surface Spaces are available; Ratio of 1.29/1,000 SF**
For Sale: **For Sale - Active**

Space Avail: **46,612 SF**
Max Contig: **46,612 SF**
Smallest Space: **46,612 SF**
Rent/SF/Yr: **\$5.95/n**
% Leased: **0%**



Sales Company: **NAI Hiffman: Brandon Waters (630) 693-0673, Jeffrey C. Fischer (630) 317-0726, Francine Ulm (630) 932-1234**
Landlord Rep: **NAI Hiffman / C.Jeffrey C. Fischer (630) 317-0726 / Brandon Waters (630) 693-0673 / Francine Ulm (630) 932-1234 -- 46,612 SF /5,100 ofc (46,612 SF)**

15 1980 W Kelly Ct - I-2 Zoned Acreage

Libertyville, IL 60048

Lake County

Building Type: **Land**
Building Status: **Existing**
Building Size: **-**
Land Area: **3.72 AC**
Stories: **-**
For Sale: **For Sale at \$970,000 (\$5.99/SF) - Active**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



Sales Company: **Van Vlissingen & Company: Nicholas D. Panarese (847) 634-2300**
Landlord Rep: *Company information unavailable at this time*

Building Notes:

Property Description: I-2 Zoned Acreage

Land Intended Use: Unknown

Land Structures: None

Property Use Description: Hold for Development

16 115 Lake St - The Manchester

AKA 601-611 N Milwaukee Ave Building Type: **Class B Multi-Family/Apartments** Space Avail: **0 SF**
 Max Contig: **0 SF**
Libertyville, IL 60048 Building Status: **Built 2008, Renov Nov 2016** Smallest Space: -
 Rent/SF/Yr: **For Sale Only**
Lake County Building Size: **103,000 SF** % Leased: **0%**
 Land Area: **1.45 AC**
 Stories: **3**
 Expenses: **2019 Tax @ \$8225.01/Unit**
 Parking: **73 Surface Spaces are available; Ratio of 0.71/1,000 SF**
 For Sale: **For Sale at \$15,100,000 (\$444,117.70/Unit) - Active**



Sales Company: **Monarch Realty Partners: Bill Baumann (312) 560-7447, Michael Anguiano (773) 251-5534**
 Landlord Rep: **Cedar Street Commercial / (312) 506-3200**

Building Notes:

Manchester Square is a three-story mixed-use building with 37 indoor and 39 outdoor parking spaces. There is restaurant and retail space on the first floor. The second and third floors were originally planned with 7 luxury condominiums per floor. There are currently plans to renovate the property into a total of 17 or 18 apartments.

The unit mix and square footage for each floor plan are estimated per management.

17 Maple Ave @ Stewart Avenue - High density residential redevelopment site

Libertyville, IL 60048 Building Type: **Land** Space Avail: **0 SF**
 Max Contig: **0 SF**
Lake County Building Status: **Existing** Smallest Space: -
 Building Size: - Rent/SF/Yr: **For Sale Only**
 Land Area: **1.26 AC** % Leased: **0%**
 Stories: -
 For Sale: **For Sale at \$1,599,000 (\$29.13/SF) - Active**



Sales Company: **Re/Max Showcase: Jeff Bell (847) 596-6100**
 Landlord Rep: *Company information unavailable at this time*

18 601-605 N Milwaukee Ave

Libertyville, IL 60048 Building Type: **Retail/Storefront** Space Avail: **0 SF**
 Max Contig: **0 SF**
Lake County Building Status: **Built 1940** Smallest Space: -
 Building Size: **7,200 SF** Rent/SF/Yr: **For Sale Only**
 Land Area: **0.25 AC** % Leased: **100%**
 Stories: **2**
 Expenses: **2019 Tax @ \$3.42/sf, 2009 Est Tax @ \$1.88/sf; 2010 Ops @ \$0.56/sf, 2009 Est Ops @ \$0.56/sf**
 Parking: **150 free Surface Spaces are available; Ratio of 10.00/1,000 SF**
 For Sale: **For Sale at \$2,750,000 (\$381.95/SF) - Active**



Sales Company: **Baird & Warner: Jeffrey Lovinger (847) 682-0499**
 Landlord Rep: **Cedar Street Commercial / (312) 765-7159**

19 929 N Milwaukee Ave - Associated Banc-Corp

Libertyville, IL 60048

Lake County

Building Type: **Retail/Bank**

Building Status: **Built 1965**

Building Size: **6,345 SF**

Land Area: **0.79 AC**

Stories: **1**

Expenses: **2019 Tax @ \$4.63/sf**

Parking: **30 Surface Spaces are available; Ratio of 4.73/1,000 SF**

For Sale: **For Sale - Active**

Space Avail: **4,248 SF**

Max Contig: **4,248 SF**

Smallest Space: **4,248 SF**

Rent/SF/Yr: **For Sale Only**

% Leased: **33.1%**



Sales Company: **Colliers International: Russell J. Sagmoen (414) 278-6810**

Colliers International: Chris Irwin (847) 698-8193

Landlord Rep: *Company information unavailable at this time*

20 1761-1765 N Milwaukee Ave - 1761-1765 N Milwaukee Avenue

Libertyville, IL 60048

Lake County

Building Type: **Land**

Building Status: **Existing**

Building Size: **-**

Land Area: **15.39 AC**

Stories: **-**

For Sale: **For Sale at \$6,000,000 (\$8.95/SF) - Under Contract**

Space Avail: **0 SF**

Max Contig: **0 SF**

Smallest Space: **-**

Rent/SF/Yr: **For Sale Only**

% Leased: **0%**



Sales Company: **CBRE: Brian Buckingham (630) 573-7021**

Landlord Rep: *Company information unavailable at this time*

21 416-424 S Milwaukee Ave - 416-424 South Milwaukee

Libertyville, IL 60048

Lake County

Building Type: **Land**

Building Status: **Existing**

Building Size: **-**

Land Area: **0.58 AC**

Stories: **-**

For Sale: **For Sale at \$849,000 (\$33.43/SF) - Active**

Space Avail: **0 SF**

Max Contig: **0 SF**

Smallest Space: **-**

Rent/SF/Yr: **For Sale Only**

% Leased: **0%**



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

Landlord Rep: *Company information unavailable at this time*

22 1117 S Milwaukee Ave - Forum Square I Bldg. A - Forum Square I

Libertyville, IL 60048

Lake County

Building Type: **Class B Office/Medical** Space Avail: **0 SF**
Building Status: **Built 1981** Max Contig: **0 SF**
Building Size: **14,251 SF** Smallest Space: -
Typical Floor Size: **14,251 SF** Rent/SF/Yr: **For Sale Only**
Stories: **1** % Leased: **100%**
Expenses: **2020 Tax @ \$0.60/sf, 2012 Est Tax @ \$3.19/sf; 2020
Ops @ \$0.30/sf, 2012 Est Ops @ \$1.76/sf**
Parking: **56 Surface Spaces are available; Ratio of 3.93/1,000
SF**
For Sale: **For Sale as part of a portfolio of 4 properties - Active**



Sales Company: **Equity Next Inc.: Daniel Pinchasov (561) 900-7000**

Landlord Rep: **Equity Next Inc. / Daniel Pinchasov (561) 900-7000**

Building Notes:

- * Central atrium
- * Ample private parking surrounds the entire facility
- * Courier service available
- * Buildings A,B,C, & D have a combined square footage of 50,186 sf

23 1117 S Milwaukee Ave - Forum Square I, Bldg D - Forum Square I

Libertyville, IL 60048

Lake County

Building Type: **Class C Office** Space Avail: **0 SF**
Building Status: **Built 1981** Max Contig: **0 SF**
Building Size: **14,287 SF** Smallest Space: -
Typical Floor Size: **14,287 SF** Rent/SF/Yr: **For Sale Only**
Stories: **1** % Leased: **100%**
Expenses: **2019 Tax @ \$1.19/sf, 2012 Est Tax @ \$3.18/sf; 2012
Est Ops @ \$1.76/sf**
Parking: **68 Surface Spaces are available; Ratio of 4.76/1,000
SF**
For Sale: **For Sale as part of a portfolio of 4 properties - Active**



Sales Company: **Equity Next Inc.: Daniel Pinchasov (561) 900-7000**

Landlord Rep: **Re/Max Showcase / Jeff Bell (847) 596-6100**

Building Notes:

Building D's features include a central atrium, ample parking surrounding the entire facility, and available courier service. Buildings A, B, C, & D have a combined square footage of 51,186 square feet.

24 1117 S Milwaukee Ave - Forum Square Bldg C - Forum Square I

Libertyville, IL 60048

Lake County

Building Type: **Class C Office**
Building Status: **Built 1981**
Building Size: **14,277 SF**
Typical Floor Size: **14,277 SF**
Stories: **1**
Expenses: **2020 Tax @ \$0.60/sf, 2012 Est Tax @ \$3.34/sf; 2020 Ops @ \$0.30/sf, 2012 Est Ops @ \$1.76/sf**
Parking: **67 Surface Spaces are available; Ratio of 4.69/1,000 SF**
For Sale: **For Sale as part of a portfolio of 4 properties - Active**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Yr: **For Sale Only**
% Leased: **100%**



Sales Company: **Equity Next Inc.: Daniel Pinchasov (561) 900-7000**

Landlord Rep: **Equity Next Inc. / Daniel Pinchasov (561) 900-7000**

Building Notes:

- * Central atrium
- * Ample private parking surrounds the entire facility
- * Courier service available
- * Buildings A,B,C, & D have a combined square footage of 51,186 sf

25 1117 S Milwaukee Ave - Forum Square I Bldg. B - Forum Square I

Libertyville, IL 60048

Lake County

Building Type: **Class C Office**
Building Status: **Built 1981**
Building Size: **14,259 SF**
Typical Floor Size: **14,259 SF**
Stories: **1**
Expenses: **2019 Tax @ \$1.29/sf, 1997 Est Tax @ \$1.31/sf; 1997 Est Ops @ \$1.65/sf**
Parking: **56 Surface Spaces are available; Ratio of 3.93/1,000 SF**
For Sale: **For Sale as part of a portfolio of 4 properties - Active**

Space Avail: **9,981 SF**
Max Contig: **2,235 SF**
Smallest Space: **640 SF**
Rent/SF/Yr: **\$13.95/nn**
% Leased: **60.5%**



Sales Company: **Equity Next Inc.: Daniel Pinchasov (561) 900-7000**

Landlord Rep: **Insite Commercial Realty / T.Andrew T. Prunty (847) 650-8299 -- 9,981 SF (640-1,580 SF)**

Building Notes:

Building B's features include a central atrium, ample parking surrounding the entire facility, and available courier service. The combined square footage of buildings A,B,C, & D is 51,186 square feet.

Libertyville, IL 60048

Lake County

Building Type: **Retail/Storefront**
Retail/Office (Strip Ctr) Space Avail: **12,634 SF**
 Building Status: **Built 2005** Max Contig: **12,634 SF**
 Building Size: **20,436 SF** Smallest Space: **1,535 SF**
 Land Area: **2.60 AC** Rent/SF/Yr: **\$13.75/n**
 Stories: **1** % Leased: **38.2%**
 Expenses: **2019 Tax @ \$2.35/sf, 2011 Est Tax @ \$2.22/sf; 2011 Est Ops @ \$3.11/sf**
 Parking: **118 Surface Spaces are available; Ratio of 4.20/1,000 SF**
 For Sale: **For Sale - Active**



Sales Company: **Colliers International: Chris Irwin (847) 698-8193, Adam J. Tarantur (847) 444-5710**
 Landlord Rep: **Colliers International / Chris Irwin (847) 698-8193 / Adam J. Tarantur (847) 444-5710 -- 12,634 SF (1,535-4,261 SF)**

Building Notes:

- 21,400 gross square foot building
- On 2.54 acres located at the southwest corner of Peterson Road and Northwind Boulevard.
- 86 parking spaces. Land area available for 28 more parking spaces.
- Area for drive-thru on the west end cap.
- All utilities will be fed underground.
- 14 foot floor to bottom of roof panel. 12 foot clear.
- Fully sprinklered.
- Fully irrigated.
- 13 roof top units installed. Average capacity of approximately 1 ton per every 300 square feet.
- Concrete thickness: Slab-on-grade 4", and sidewalks 5".
- Pavement thickness: 3" pavement over 10" compacted stone.
- Fully landscaped.
- Brick veneer exterior with Renaissance Stone masonry units (rocked and sandblasted finishes at base of masonry piers) and split face CMU to match Renaissance Stone masonry.
- 1" tinted insulated glass, non-reflective.
- Anodized aluminum storefront system.
- Hollow metal insulated service doors (3'0x 7

Space available in the retail strip center located across from the Libertyville Sports Complex. New quality construction built in late 2005. Excellent tenant visibility and signage on Peterson Road. Average daily traffic counts at the signalized intersection of W. Peterson Road and U.S. Route 45 are high. Demographic profile boasts a large population with a high average household income. Median single family home values are priced great, making this an affluent area with high levels of discretionary income. In addition, there are a high number of employees in the business surrounding the property. Existing monument sign near the southwest entrance at Shell Drive and Northwind Boulevard.

End cap unit = 1,952 Sf

Prominent center unit = 7,691 SF

Ideal access from Route 45 & Peterson Road; across the street from the Libertyville Sports Complex. Minutes west of I-294.

27 513 E Park Ave

Libertyville, IL 60048

Lake County

Building Type: **Land**
Building Status: **Existing**
Building Size: -
Land Area: **0.40 AC**
Stories: -
For Sale: **For Sale at \$349,000 (\$20.03/SF) - Active**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



Sales Company: **@Properties: Frank Quigley (847) 367-0500**
Landlord Rep: *Company information unavailable at this time*

28 732-748 E Park Ave - Park Avenue Business Center

Libertyville, IL 60048

Lake County

Building Type: **Class B Warehouse**
Building Status: **Built 1980, Renov 2009**
Building Size: **62,427 SF**
Land Area: **8 AC**
Stories: **1**
Expenses: **2019 Tax @ \$1.19/sf**
Parking: **14 free Surface Spaces are available; Ratio of 0.22/1,000 SF**
For Sale: **For Sale individually at \$5,425,000 - Active; also for sale at \$5,995,000 (\$96.03/SF) as part of a portfolio of 2 properties - Active**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Yr: **For Sale Only**
% Leased: **100%**



Sales Company: **Protect Realty: Tim Hart (847) 924-5864**
Landlord Rep: **Entre Commercial Realty LLC / Brian Bocci (847) 310-4296 X102**

29 780 E Park Ave - Park Avenue Corporate Center

Libertyville, IL 60048

Lake County

Building Type: **Land**
Building Status: **Existing**
Building Size: -
Land Area: **0.64 AC**
Stories: -
For Sale: **For Sale individually at \$570,000 - Active; also for sale at \$5,995,000 (\$96.03/SF) as part of a portfolio of 2 properties - Active**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



Sales Company: **Protect Realty: Tim Hart (847) 924-5864**
Landlord Rep: *Company information unavailable at this time*

30 1009-1013 W Park Ave - Dymond Park

Libertyville, IL 60048

Lake County

Building Type: **Class B Office/Medical** Space Avail: **3,000 SF**
 Building Status: **Built 1993** Max Contig: **1,500 SF**
 Building Size: **4,500 SF** Smallest Space: **1,500 SF**
 Typical Floor Size: **1,500 SF** Rent/SF/Yr: **\$23.00**
 Stories: **1** % Leased: **66.7%**
 Expenses: **2019 Tax @ \$1.66/sf**
 Parking: **24 Surface Spaces are available; Ratio of 10.00/1,000 SF**
 For Sale: **This property has one 1,500 condo for sale.**



Seller Rep (Condo): **Protect Realty /Tim Hart (847) 924-5864(1,500 SF)**

Building Notes:

Office Condominium

31 175 Peterson Rd

Libertyville, IL 60048

Lake County

Building Type: **Retail/Fast Food** Space Avail: **7,000 SF**
 Building Status: **Proposed, breaks ground Aug 2021** Max Contig: **7,000 SF**
 Building Size: **7,000 SF** Smallest Space: **2,230 SF**
 Land Area: - Rent/SF/Yr: **Withheld**
 Stories: **1** % Leased: **0%**
 Expenses: **2019 Tax @ \$1.94/sf**
 Parking: **Ratio of 0.00/1,000 SF**
 For Sale: **For Sale at \$450,000 (\$64.29/SF) - Active**



Sales Company: **Protect Realty: Tim Hart (847) 924-5864**

Landlord Rep: **Protect Realty / Tim Hart (847) 924-5864 -- 7,000 SF (2,230-7,000 SF)**

32 249-299 Peterson Rd - Peterson Commons

Libertyville, IL 60048

Lake County

Building Type: **Retail/Storefront** Space Avail: **3,200 SF**
Retail/Office (Strip Ctr) Max Contig: **1,600 SF**
 Building Status: **Built 1987** Smallest Space: **1,600 SF**
 Building Size: **20,000 SF** Rent/SF/Yr: **\$12.00**
 Land Area: **3 AC** % Leased: **84.0%**
 Stories: **1**
 Expenses: **2019 Tax @ \$0.21/sf, 2011 Est Tax @ \$2.00/sf; 2011 Est Ops @ \$2.50/sf**
 Parking: **50 free Surface Spaces are available; Ratio of 2.50/1,000 SF**
 For Sale: **This property has one 1,600 condo for sale.**



Seller Rep (Condo): **Kakenmaster & Associates Inc /Peter Kakenmaster (847) 367-0888 X2125 Kylie Gehrke (847) 367-0888(1,600 SF)**

Building Notes:

APN# 11084031180000



33 333 Peterson Rd - Building 2 - Creekside

Libertyville, IL 60048

Lake County

Building Type: **Class C Office**
Building Status: **Built 1990**
Building Size: **15,500 SF**
Typical Floor Size: **8,242 SF**
Stories: **2**
Expenses: **2019 Tax @ \$3.23/sf, 2012 Est Tax @ \$2.72/sf**
Parking: **47 Surface Spaces are available; Ratio of 3.60/1,000 SF**
For Sale: **This property has one 2,900 condo for sale.**

Space Avail: **2,900 SF**
Max Contig: **2,900 SF**
Smallest Space: **2,900 SF**
Rent/SF/Yr: **For Sale Only**
% Leased: **100%**



Seller Rep (Condo): **Kakenmaster & Associates Inc /Peter Kakenmaster (847) 367-0888 X2125 Kylie Gehrke (847) 367-0888(2,900 SF)**

34 W Peterson Rd - Libertyville Business Park

Libertyville, IL 60048

Lake County

Building Type: **Land**
Building Status: **Existing**
Building Size: **-**
Land Area: **82 AC**
Stories: **-**
For Sale: **For Sale - Active**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: **-**
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



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

Landlord Rep: *Company information unavailable at this time*

35 870 Technology Way - Pine Meadow Corp Center Bldg C - Pine Meadow Corp Center

Libertyville, IL 60048

Lake County

Building Type: **Class B Office**
Building Status: **Built 1999**
Building Size: **23,985 SF**
Typical Floor Size: **23,985 SF**
Stories: **1**
Expenses: **2019 Tax @ \$2.80/sf, 2012 Est Tax @ \$2.09/sf; 2009 Ops @ \$3.91/sf, 2012 Est Ops @ \$3.91/sf**
Parking: **113 Surface Spaces are available; Ratio of 5.50/1,000 SF**
For Sale: **For Sale - Active**

Space Avail: **23,985 SF**
Max Contig: **23,985 SF**
Smallest Space: **23,985 SF**
Rent/SF/Yr: **\$18.00/mg**
% Leased: **0%**



Sales Company: **Exeter Property Group: Daniel Shapiro (312) 292-1258**

Landlord Rep: **Exeter Property Group / Jason DeFilippis (847) 867-4937 / Daniel Shapiro (312) 292-1258 -- 23,985 SF (23,985 SF)**

Building Notes:

- * Ample parking
- * View of Pine Meadows golf course
- * Close proximity to four-way Tri-State tollway interchange



36 900 Technology Way - Libertyville Offices at Pine Meadow - A(West) - Libertyville Offices at Pine Meadow

Libertyville, IL 60048

Lake County

Building Type: **Class A Office/Medical** Space Avail: **12,266 SF**
Building Status: **Built Dec 2008** Max Contig: **3,484 SF**
Building Size: **45,360 SF** Smallest Space: **2,649 SF**
Typical Floor Size: **15,000 SF** Rent/SF/Yr: **\$19.00**
Stories: **3** % Leased: **73.0%**
Expenses: **2019 Tax @ \$0.15/sf; 2013 Ops @ \$2.93/sf**
Parking: **400 free Surface Spaces are available; Ratio of 8.81/1,000 SF**
For Sale: **This property has 2 condos that are for sale. The size of the for sale condos range from 2,649 SF to 3,484 SF.**



Seller Rep (Condo): **JC Forney Realty Inc /Ralph Huszagh (847) 362-2000 X12(2,649-6,133 SF)**

Building Notes:

The building was constructed in 2006 consisting of a office condominium development offering an architecturally stunning building in a popular location. This three story elevator building can accommodate any professional business or medical user looking for an outstanding location with excellent access and exposure. These never-occupied office condos are provided in a rare "vanilla-box" condition that includes; electrical, drywall, drop ceiling with lighting fixtures and existing HVAC system. The roof is less than 9 years old. There are over 400 parking spaces available which are not deeded or assigned which currently exceeds the approved plan for entire development of 5.02 parking spaces per 1000 sf.

37 900 Technology Way - 900 Technology - Land Pad

Libertyville, IL 60048

Lake County

Building Type: **Land** Space Avail: **136,778 SF**
Building Status: **Existing** Max Contig: **0 SF**
Building Size: **-** Smallest Space: **-**
Land Area: **3.14 AC** Rent/SF/Yr: **Withheld**
Stories: **-** % Leased: **0%**
For Sale: **For Sale at \$625,000 (\$4.57/SF) - Active**



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

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

38 1850 N US 45

Libertyville, IL 60048

Lake County

Building Type: **Class B Distribution** Space Avail: **168,980 SF**
Building Status: **Proposed, breaks ground Aug 2021** Max Contig: **319,780 SF**
Smallest Space: **50,100 SF**
Building Size: **168,980 SF** Rent/SF/Yr: **Withheld**
Land Area: **30 AC** % Leased: **0%**
Stories: **1**
Expenses: **2000 Tax @ \$0.22/sf**
Parking: **164 Surface Spaces are available; Ratio of 0.97/1,000 SF**
For Sale: **For Sale individually - Active; also for sale as part of a portfolio of 2 properties - Active**



Sales Company: **Newmark: Sergio Chapa (773) 957-1436, Mike Prost (773) 957-1430**
Landlord Rep: **Newmark / Sergio Chapa (773) 957-1436 / Mike Prost (773) 957-1430 -- 168,980 SF (50,100-168,980 SF)**

39 1850 N US 45

Libertyville, IL 60048

Lake County

Building Type: **Class B Industrial** Space Avail: **165,150 SF**
Building Status: **Proposed, breaks ground Aug 2021** Max Contig: **327,550 SF**
Smallest Space: **50,000 SF**
Building Size: **165,150 SF** Rent/SF/Yr: **Withheld**
Land Area: **30 AC** % Leased: **0%**
Stories: **1**
Expenses: **2000 Tax @ \$0.22/sf**
Parking: **190 Surface Spaces are available; Ratio of 1.15/1,000 SF**
For Sale: **For Sale individually - Active; also for sale as part of a portfolio of 2 properties - Active**



Sales Company: **Newmark: Sergio Chapa (773) 957-1436, Mike Prost (773) 957-1430**
Landlord Rep: **Newmark / Sergio Chapa (773) 957-1436 / Mike Prost (773) 957-1430 -- 165,150 SF (50,000-165,150 SF)**

Libertyville, IL 60048
Lake County
 Building Type: **Class B Office/Medical**
 Building Status: **Built 2003**
 Building Size: **50,000 SF**
 Typical Floor Size: **25,000 SF**
 Stories: **2**
 Space Avail: **6,408 SF**
 Max Contig: **2,500 SF**
 Smallest Space: **1,954 SF**
 Rent/SF/Yr: **\$19.50 - \$24.00**
 % Leased: **87.2%**
 Expenses: **2019 Tax @ \$0.12/sf**
 Parking: **250 Surface Spaces are available; Ratio of 5.00/1,000 SF**
 For Sale: **This property has one 1,954 condo for sale.**



Seller Rep (Condo): **RD Strategic /Rick Delisle (847) 812-8180(1,954 SF)**
 Leasing Company: **RD Strategic / Rick Delisle (847) 812-8180 -- 3,908 SF (1,954 SF)**

Building Notes:

- Individual Office Suites from 1,500 - 50,000 Square Feet
- Superior Architectural Design - Werchek Builders has created a highly professional building that brings a unique appearance for the exterior of an office building.
- Custom Floor Plans - You have the freedom to customize your office to meet your tastes and needs. We work with you personally to create a one-of-a-kind office that integrates your individual requirements.
- Award Winning Customer Service - Michael Werchek has instilled in his company a high expectation for perfection in workmanship and has established a reputation for quality and outstanding client service.
- Extensive and Well Planned Exterior Parking and Landscaping - Werchek Builders has carefully planned extensive parking for the buildings in this complex while not sacrificing the feeling of a beautifully landscaped building.
- Build-Out of your Suite - Werchek Builders can provide a unique build-out program that meets your needs and tastes. We include the only the highest quality standards including brick and steel construction, custom grade doors and trim, wood clad windows, fully sprinkled ceiling, high efficiency heating and cooling and compliance with all local codes and ADA/IDA requirements.

Winchester Court Office Condominiums
 Standard Specifications
 1850-1880 West Winchester Road
 Libertyville, IL 60048

General:

All walls to be built per architectural plans
 1 hour fire rating on all demising walls per building code
 All exterior walls (6" fiberglass) and interior walls (3" acoustical firebatt) are insulated
 Insulated windows as per plan with grills and screens
 Wall will be dry walled with 5/8" drywall per code
 Walls will be taped, sanded, primed and painted one coat
 2 X 2 USG suspended ceiling with reveal edge
 White six panel solid core doors (6'8" high x 3' wide)
 Primary entry door is a keyed, 3'0" aluminum full glass door with glass sidelight.
 Painted 4 1/4" colonial base and 3 1/2" colonial casing throughout

Electrical:

Exit and emergency lighting per code
 Standard receptacles and switches per code
 2 X 4 Fluorescent parabolic drop-in lighting as per plan
 Electrical service panel provided within suite.

HVAC:

Perforated 2 X 2 drop-in supply and return
 Bathroom fans to be installed and vented through roof
 Rooftop HVAC units provided.
 Interior ductwork installed per approved drawings



Plumbing:

White Koehler fixtures - Moen Faucets
Water heater, relief valve, and expansion tank provided within the suite.
All bathrooms to meet ADA/IDA code

Sprinkler System:

All sprinkler heads to be located per approved drawings

Fire Alarm System:

Duct Detectors
Flow switches and shut off tampers for sprinkler system
Smoke alarms per code
Exterior strobe light, Interior horn strobes as required

Galley:

7' 6" of oak or white cabinets including base & upper cabinets and microwave shelf
Square edge laminate countertop with backsplash
Stainless steel sink with Moen faucets

Reception Area:

Painted chair rail included in the reception area.
42" high reception counter with 18" granite countertop / beveled edge. Maximum length =7' of straight counter top. (Customer is responsible for the lower counter/desk)
Painted picture molding on the front of the reception counter.

Other Inclusions:

Carpeting - \$16 per square yard (glued down, commercial grade) installed in all rooms except bathrooms, galley, and storage rooms
Schlage hardware for all doors. Bright brass finish. (Keyed hardware is extra)
Closet shelf and pole for reception area coat closet
Benjamin Moore standard paint colors. Flat finish.

Please note:

Customer is responsible for all phone, data, cable, and networking by your selected vendor.

41 19109 W Winchester Rd - SWC of Rt 45 & Winchester

Libertyville, IL 60048

Lake County

Building Type: **Land**
Building Status: **Existing**
Building Size: -
Land Area: **5 AC**
Stories: -
For Sale: **For Sale at \$1,675,000 (\$7.69/SF) - Active**

Space Avail: **0 SF**
Max Contig: **0 SF**
Smallest Space: -
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**



Sales Company: **Cushman & Wakefield: Keith Puritz (847) 720-1366, Brett Kroner (847) 720-1367, Eric Fischer (847) 720-1369**

Landlord Rep: *Company information unavailable at this time*

Building Notes:

APNs:

10-13-200-022-0000
10-13-200-023-0000
10-13-200-053-0000

