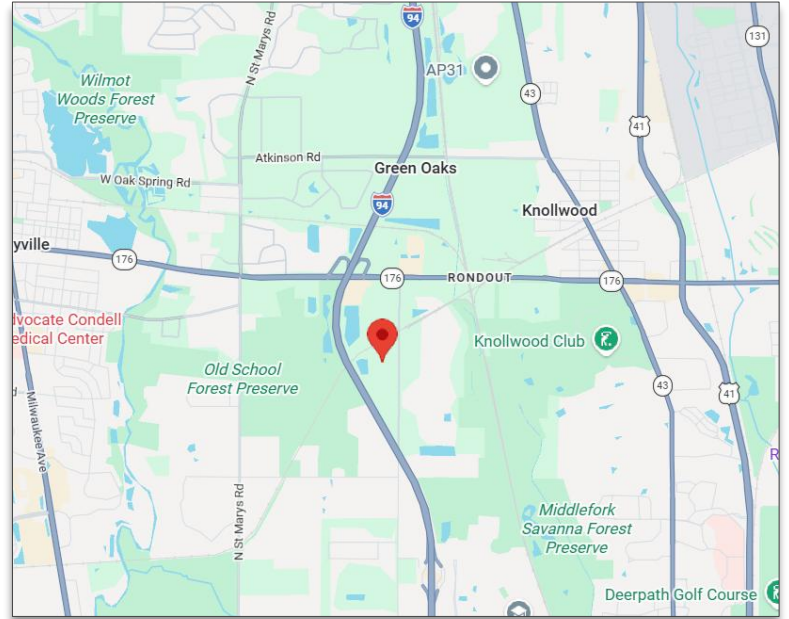


FOR SALE:

2,622 Sq. Ft. Office-Warehouse

14052 W. Petronella Drive ▪ Suite 104 ▪ Libertyville ▪ IL 60068



PROPERTY HIGHLIGHTS:

BUILDING TYPE: Office-Warehouse

BUILDING CONSTRUCTION: Concrete Block/Brick

PIN: 1123401040

LOT SIZE: 200' x 200'

UNIT SIZE: 2,622 Sq. Ft.

OFFICE AREA: 1,660 Sq. Ft.

WAREHOUSE AREA: 962 Sq. Ft.

LOADING: 10' x 10' Overhead Door

CEILING HEIGHT: 14' Clear Warehouse

POWER: 200 Amps

HVAC: Gas Forced Air, AC Office Only

PARKING: Common Non-Assigned

TAXES: \$2.13 Sq. Ft.

CAM: \$2.94 Sq. Ft.

PURCHASE PRICE: \$399,000.00

COMMENTS: Fresh nicely built out office-warehouse with updated new mechanicals and office décor featuring 3 private areas, large open office area with two skylights, and conference room. Beautiful modern kitchen with all new built-ins and washroom with shower. Washer and dryer in warehouse. Very reasonable operating cost. Located just off I-94 Tollway in the heart of Lake County close to many amenities and retail shops.

[Google Maps Link](#)

DIRECTIONS: Route 176 east of I-94 to Bradley Rd., south to Petronella Dr., west to Suite 104.

Contact: Ken Eichelberger @ 847-533-7144 (Cell) / jcf.ike@sbcglobal.net

JC **FORNEY** INC
REALTY

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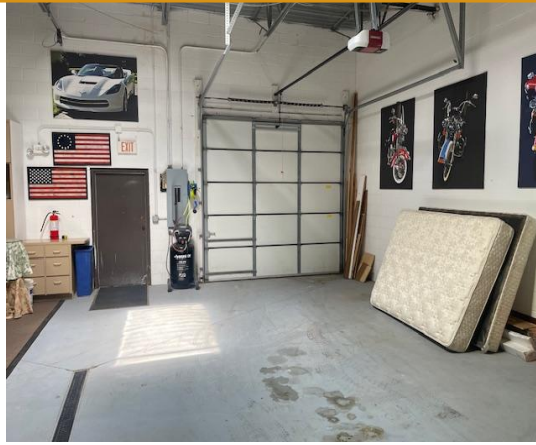
131 West Park Avenue • Libertyville • IL • 60048
www.jcforneyrealty.com
Office: (84) 362-2000

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions, and change without notice.

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