

FOR LEASE:

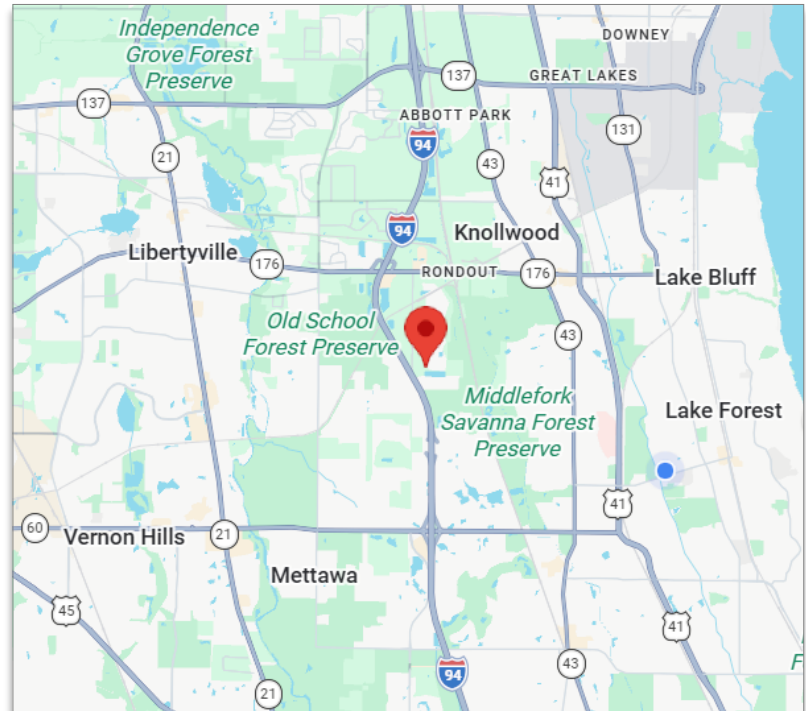
2,575 Sq. Ft. Office-Warehouse Unit

27864 ▪ Irma Lee Circle ▪ Suite 104 ▪ Lake Forest ▪ IL 60045



PROPERTY HIGHLIGHTS:

AVAILABLE SPACE: 2,575 Sq. Ft.
BASE RENT: \$11.28 Sq. Ft. Modified Gross
\$2,420.00/Month
OFFICE AREA: 686 Sq. Ft.
WAREHOUSE AREA: 1,889 Sq. Ft.
BUILDING TYPE: Office-Warehouse
BUILDING CONST.: Concrete Block/Brick
LOADING: 10' x 12' Drive in Door
CEILING HEIGHT: 10' Clear in Warehouse
POWER: 200 Amp/240 Volt 3-Phase
HVAC: Entire Space
Fully Air Conditioned
PARKING: Common Non-assigned
SPRINKLERED: Fully
AVAILABILITY: August 1, 2026



[Google Maps Link](#)

DIRECTIONS: I-94 to Route 176, east to Bradley Rd, south to Polo Trail, east to Irma Lee Circle, south to number and sign.

COMMENTS: Fully air conditioned office/warehouse. Ideal for a man cave / vehicle storage. Just off I-94 and Route 41. If you require a clean and bright work area with full temperature control, check this space out. Available August 1, 2026.

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

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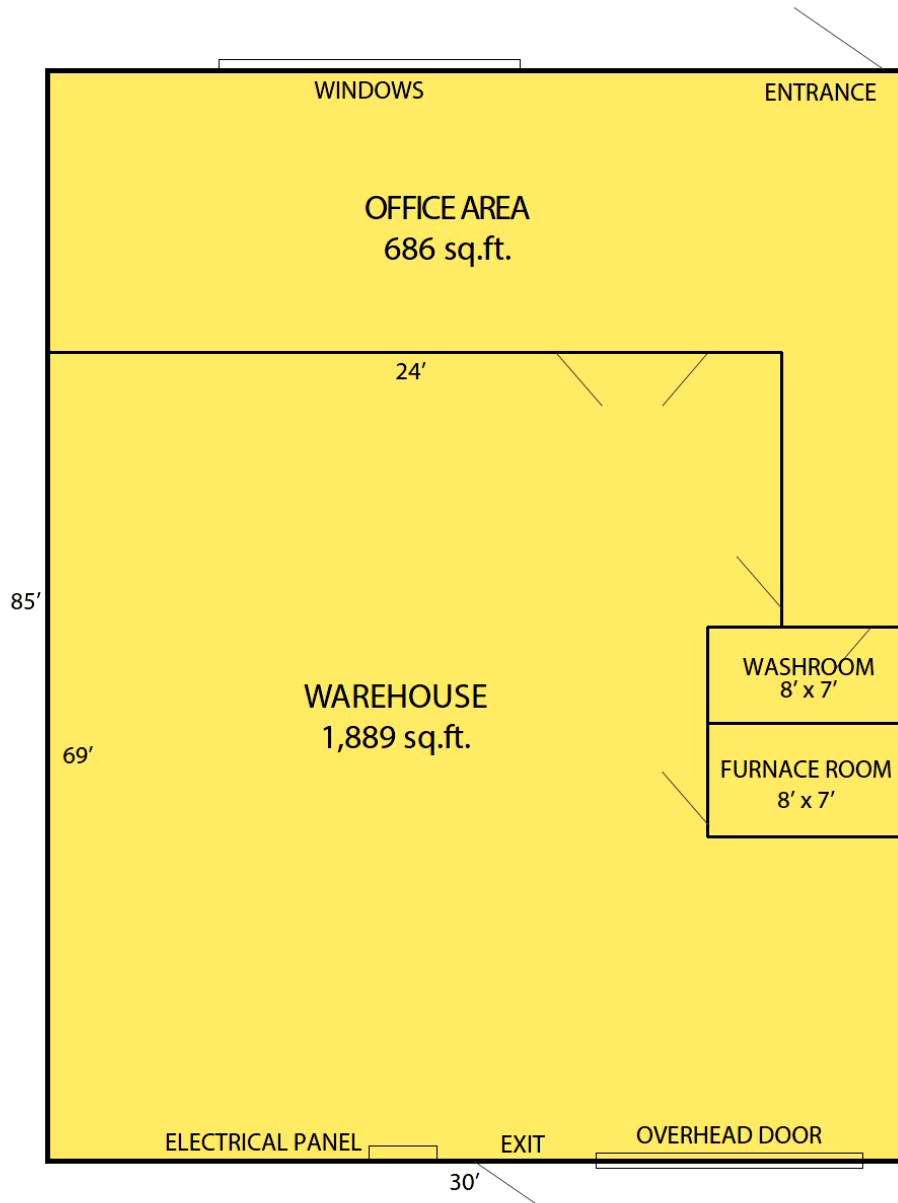
131 West Park Avenue • Libertyville • IL • 60048
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Office: (847) 362-2000

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

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OFFICE/WAREHOUSE
27864 Irma Lee Circle #104
Lake Forest, IL 60045
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Fully Air Conditioned



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