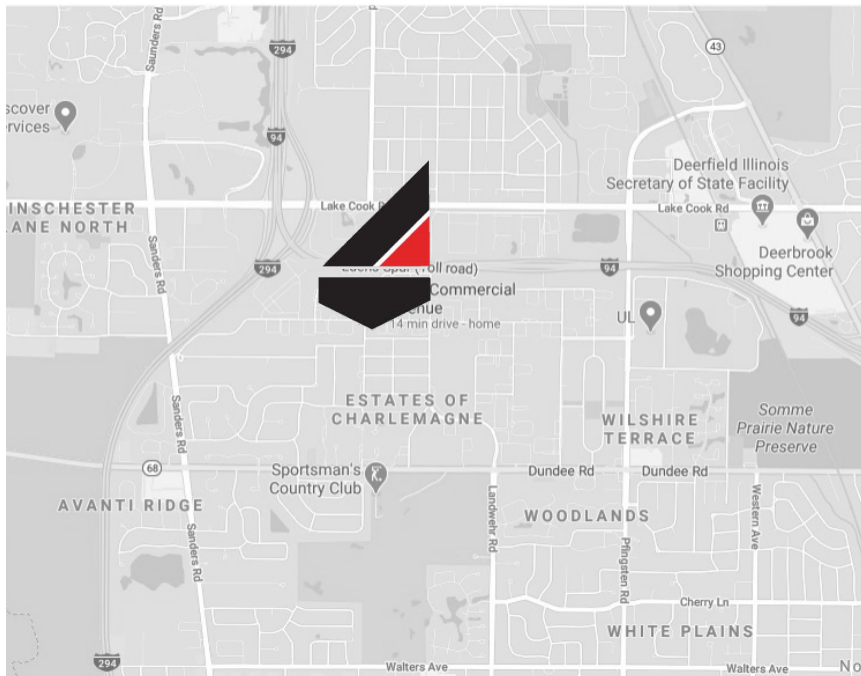


# 3545-3575 COMMERCIAL NORTHBROOK, IL



## 35,000 SF INDUSTRIAL BUILDING FOR SALE



OFFICE	8,352 sf
LAND SIZE	1.51 Acres
ZONED	I-1
TENANCY	Multiple
PARKING CAPACITY	60 Surface Spaces
POWER	3,000 Amps/480 Volts
SPRINKLERED	Wet
CEILING HEIGHT	21' Clear
COLUMNS	32'w x 38'd
LOADING	2 Int. Docks & 3 Drive-In Doors

**MURRAY KARBIN**

**Managing Broker**

**847-630-3906**

**[mkarbin@summitcommercialre.com](mailto:mkarbin@summitcommercialre.com)**

**SARA KARBIN-LEONARD**

**Broker**

**224-595-8847**

**[sarak@summitcommercialre.com](mailto:sarak@summitcommercialre.com)**

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



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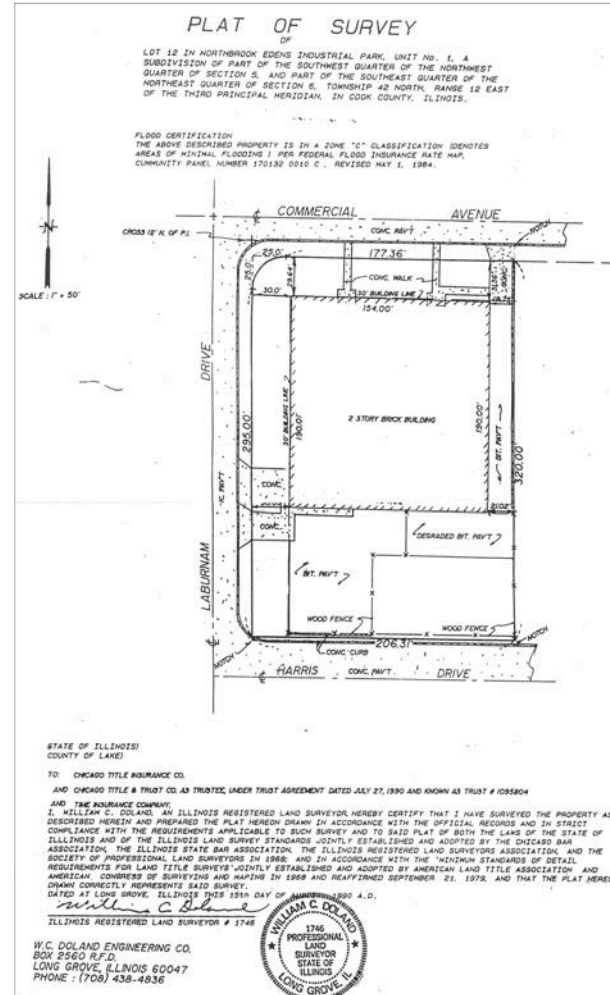
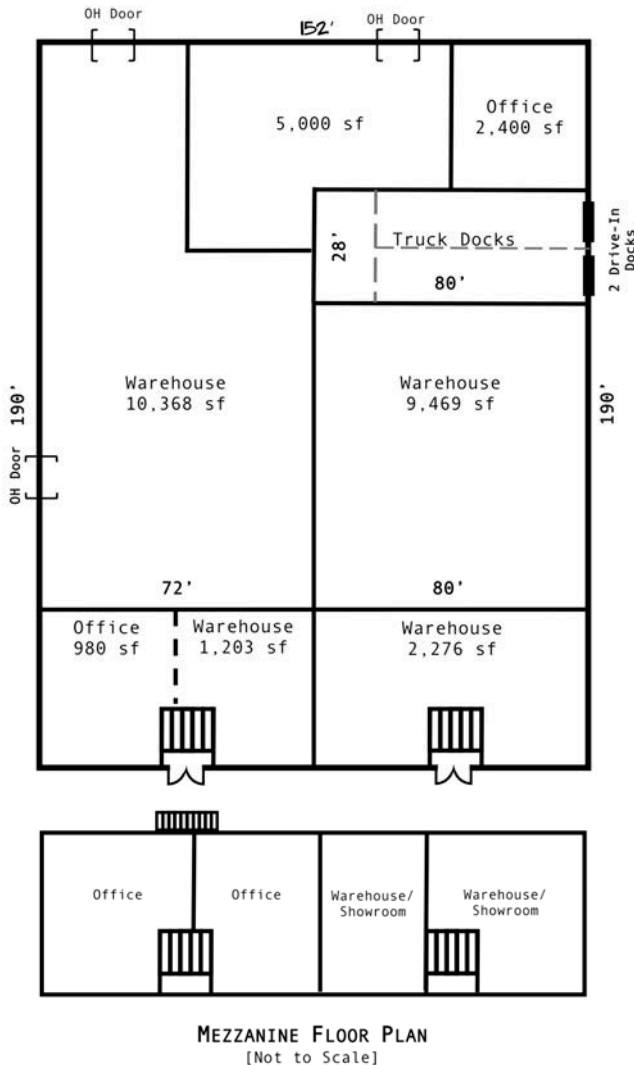


## HIGHLIGHTS

- Heavy Power
- 60-Car Parking, Expandable
- High Visibility/ 4,200 VPD
- Masonry Construction
- Minutes from I-94/I-294
- Close to Northbrook Business Parks & Lifestyle Amenities

SALE PRICE: \$2,345,000

TAXES: \$2.34 (2017)



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