

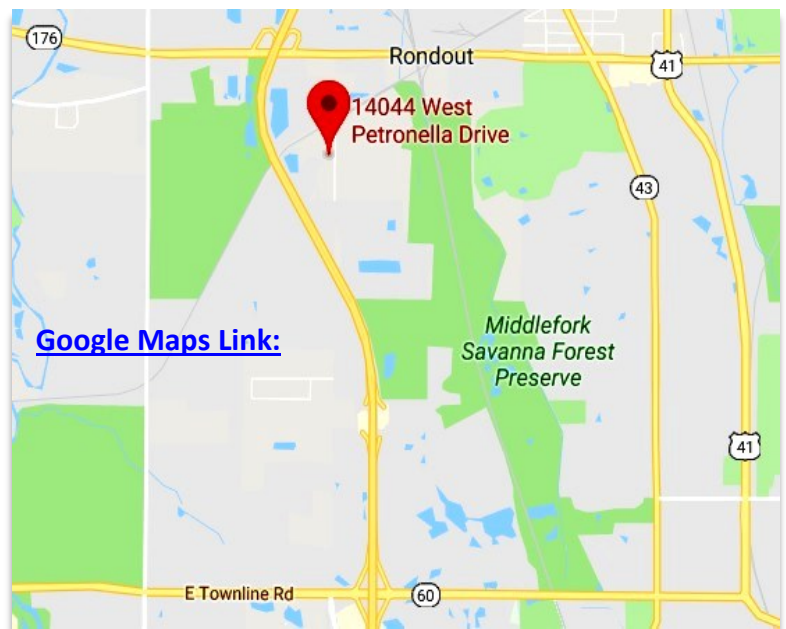
FOR SALE:

3,230 Sq. Ft. Office/Warehouse Unit
14044 W. Petronella ▪ Unit 4 ▪ Libertyville ▪ IL 60048



Property Highlights:

- AVAILABLE SPACE:** 3,230 Sq. Ft.
- BUILDING TYPE:** Multi-Tenant
- BLDG. CONSTRUCTION:** Block & Brick
- PIN#:** 11-23-401-027
- LOT SIZE:** Common
- OFFICE AREA:** 2,605 Sq. Ft.
- LOADING:** 10'x10' Drive In Door
- CEILING HEIGHT:** Varies 8' to 14'
- POWER:** 200 Amps / 240 Volts
- HVAC:** Gas Forced Central Air Conditioning (Energy Efficient)
- PARKING:** Common Non-Assigned
- ZONED:** L1-Light Industrial
- TAXES:** \$2.17 Sq. Ft.
- CAM:** \$.70 Sq. Ft.
- WAREHOUSE STORAGE:** 651 Sq. Ft.
- LOFT STORAGE:** 822 Sq. Ft.
- PURCHASE PRICE:** \$288,000.00
- AVAILABILITY:** At Closing



[Google Maps Link:](#)

Directions: I-94 to Route 176, East to Bradley Road, South to Petronella Drive, West to Building # and Unit #.

COMMENTS: Custom build office area, glass block walls, built in cubicle areas, executive office, break room, kitchenette, 2 washrooms, large executive conference room, plus bonus storage area.

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

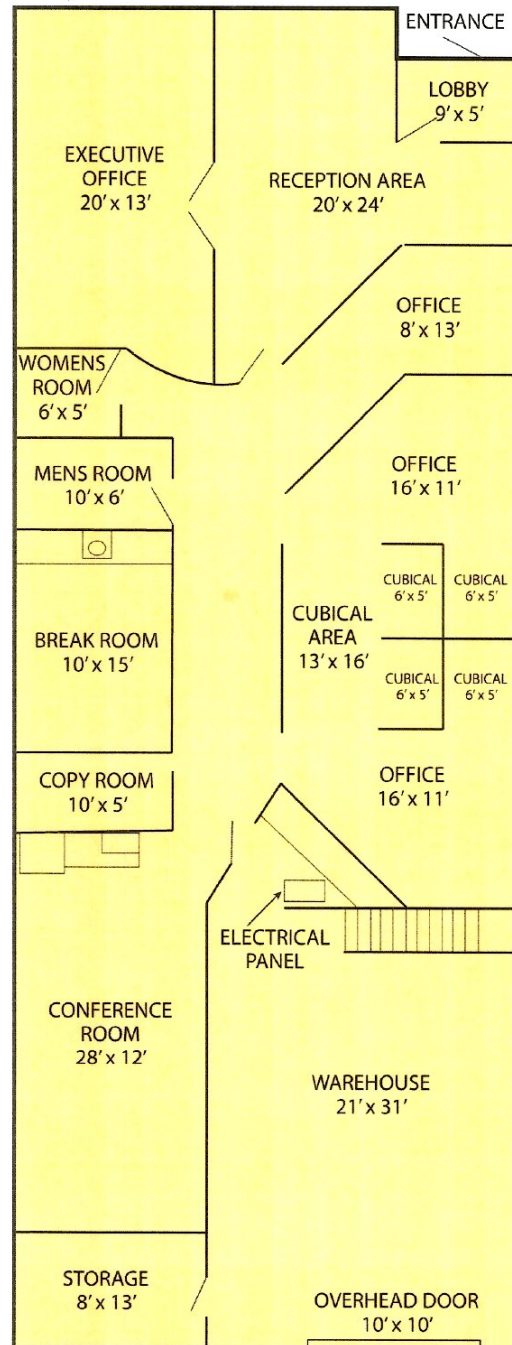
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OFFICE/WAREHOUSE
3230 SQ.FT.
14044 Petronella #4
Libertyville, IL

BONUS
LOFT STORAGE
822 SQ.FT.

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