

**FOR SALE OR  
FOR LEASE:**

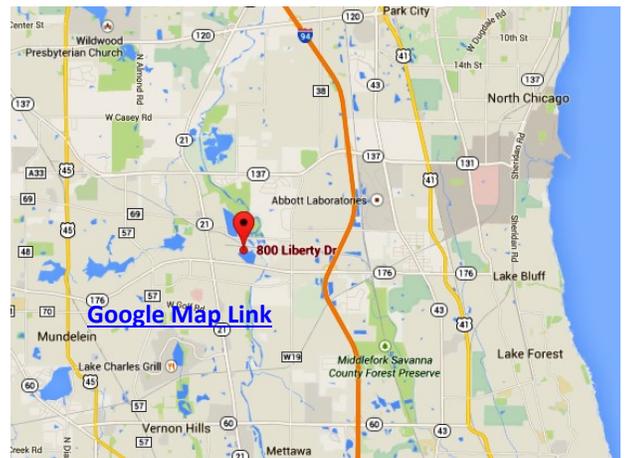
**29,600 Sq. Ft. High-Image Office & Manufacturing Space**  
**\*Including Hard-to-Find Outside Storage**  
**800 Liberty Drive • Libertyville • IL 60048**



**PROPERTY HIGHLIGHTS:**

**LEASE RATE:** \$3.00 Sq. Ft Gross  
**SALE PRICE:** Subject to Offer  
**TOTAL SQ FT:** Approx. 29, 600  
**OFFICE SQ FT:** 8,800 (Includes Break/Lunch Room)  
**SITE:** 2.6 Acres  
**CEILING HT.:** 9'-16'  
**DOCK DOOR:** 2 Exterior (Levelers-1)  
**DRIVE IN DOOR:** 2  
**POWER:** Heavy Power—Well Distributed  
1600 AMPS/480 Volts  
**PARKING:** 113 Cars  
**OUTSIDE STORAGE:** \*Large outdoor paved area can be used for outside storage

- Premier location with lake views
- 8,800 square feet of open-plan office space (includes break/lunch room)
- 100% fully air conditioned
- Operative windows in front office area
- Potential clean room applications
- Painted epoxy floors in plant
- Air lines throughout plant
- Well-kept landscaping
- Brand new TPO roof



**DIRECTIONS:** Route 176 to Fifth Street, North to Liberty Drive, East to Building.

**Located off the Libertyville / Milwaukee Business Corridor.**

**Tollway Access at Route 176.**

**Close to Retail, Metra, and Hotels.**

Contact: [Ralph Huszagh](#) @ 847-977-9040 (Cell) / [jcf.ralph@sbcglobal.net](mailto:jcf.ralph@sbcglobal.net)

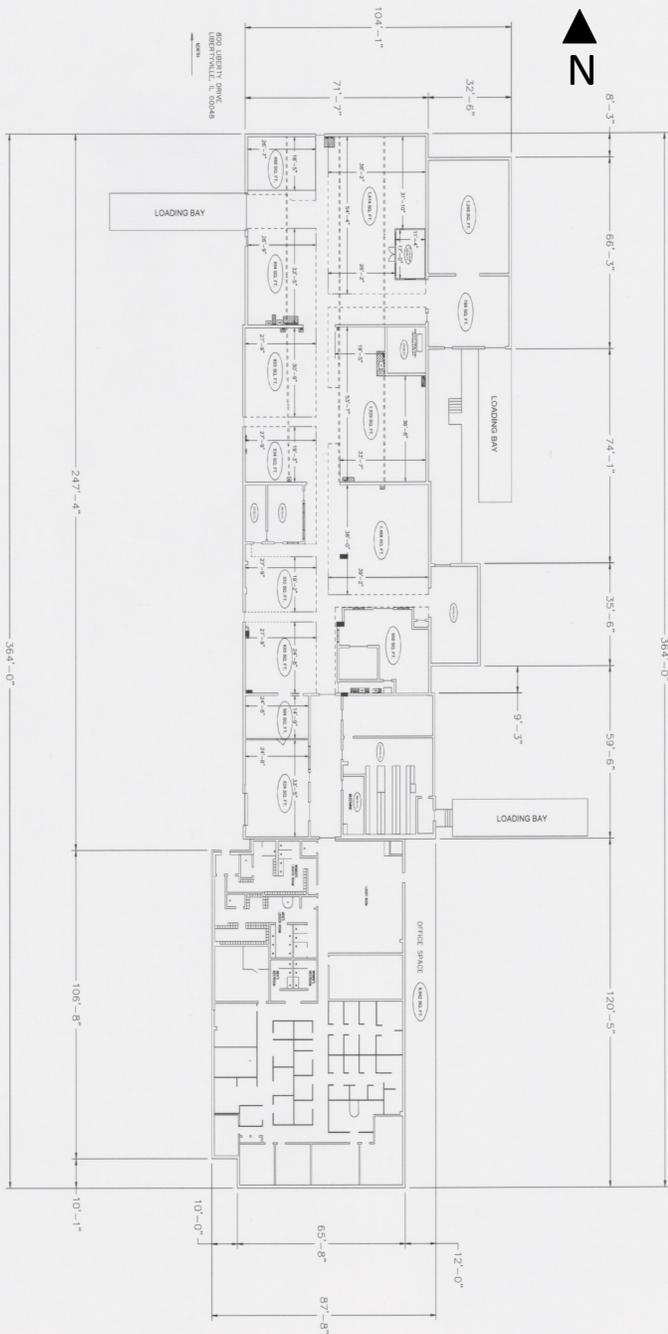
JC **FORNEY** INC  
REALTY

Commercial / Industrial / Investment  
Serving Lake County Since 1935

131 West Park Avenue • Libertyville • IL • 60048  
[www.jcforneyrealty.com](http://www.jcforneyrealty.com)  
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**EAST ELEVATION OFFICE**



**WEST ELEVATION DOORS**



**SOUTH ELEVATION  
LOADING DOCKS**

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