

**FOR SALE:**

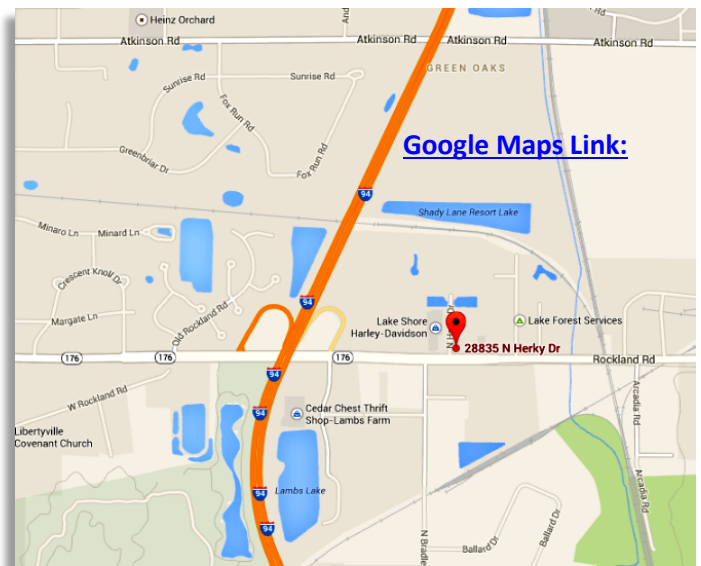
## 3,800 Sq. Ft. Office/Warehouse Unit

28835 N. Herky Drive • Units #211 & #212 • Lake Bluff • IL 60044



### **Property Highlights:**

<b>PURCHASE PRICE:</b>	\$425,000
<b>BUILDING TYPE:</b>	Office/Warehouse
<b>SPACE AVAILABLE:</b>	Approx. 2,000 SF Warehouse 1,800 SF Office (Two units are combined)
<b>CONSTRUCTION:</b>	Brick
<b>LOT SIZE:</b>	Common
<b>OFFICE AREA:</b>	Approx. 1800 SF
<b>CEILING HEIGHT:</b>	9' TO 12'
<b>POWER:</b>	200 AMP Service
<b>HVAC:</b>	Yes
<b>PARKING:</b>	Common
<b>SPRINKLERED:</b>	Partial



[Google Maps Link:](#)

**DIRECTIONS:** Rt. 176 just East off I-94 to Herky Drive.

Two combined side-by-side units. Price includes both units. Built out to approx. 47% with very nice finishes, approx. 1,800 SF office area, 6 private office, 2 washrooms, hardwood floors, upscale entry with French doors, nice window conference room, full kitchen, approx. 2,000 SF warehouse, 2 overhead doors, very clean unit, just off I-94.

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