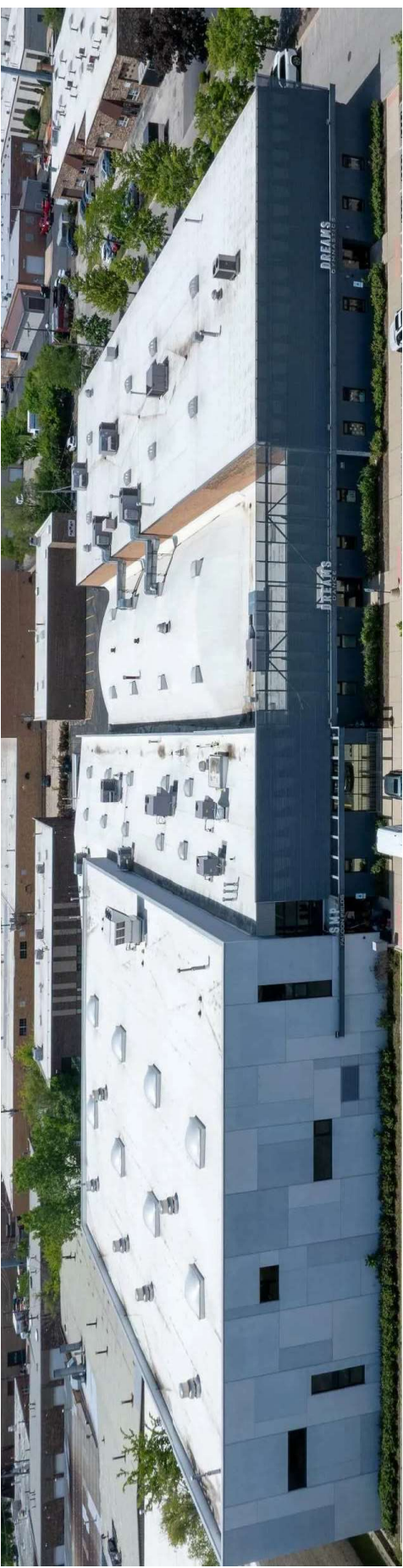


INDUSTRIAL COMPLEX

3048-3090 NORTH LAKE TERRACE

GLENVIEW, ILLINOIS 60026



OFFERING SUMMARY

Sale Price	\$5,500,000
Building Size	84,825 SF
Real Estate Tax-Pins	04-28-200-062 04-28-200-063
Tenant Occupied	100%
Lot Size	4+/- Acres
Number of Units	6
Price / SF	\$64.08
Zoning	MI-2
Market	Chicagoland North Shore

Sheryl Fisher
Commercial Broker
(312) 988-9070
sherylfisher@cbcnrt.com

PROPERTY OVERVIEW

Exclusive Light Industrial Complex Within 4+ Acres With 84,825 SF In Chicagoland's North Suburban Glenview Located @ 3048-3090 North Lake Terrace That's Adjacent To The Glen Between Willow Road + Lake Avenue Close To Highway, Fully Leased For Investor With Upcoming Space For User. Well Managed Site With Adequate Tenant Parking + Signage.

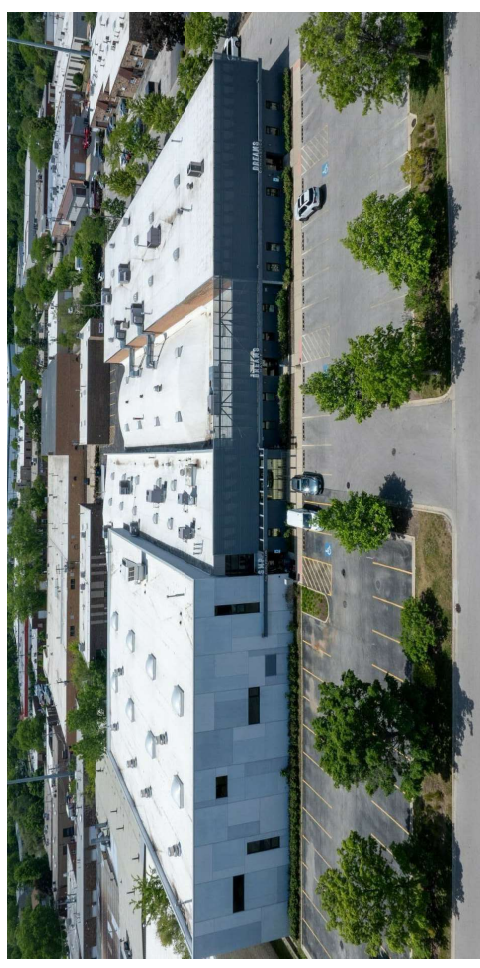
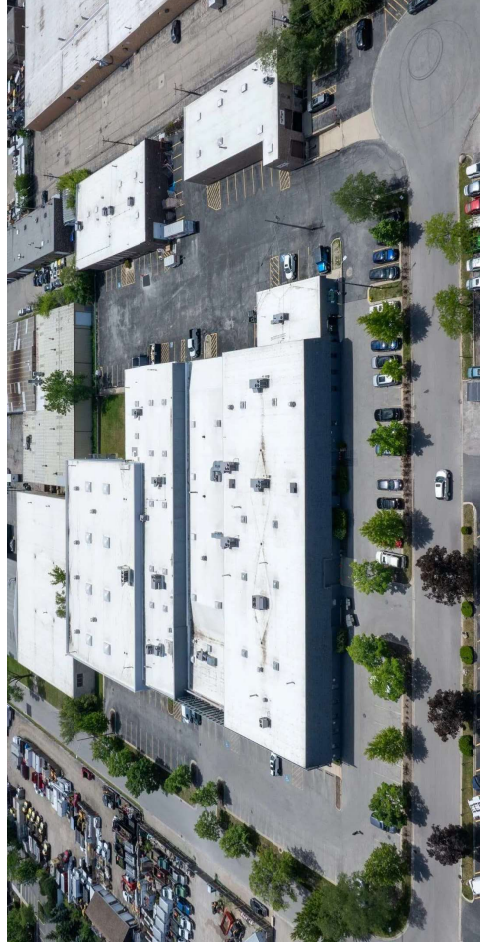
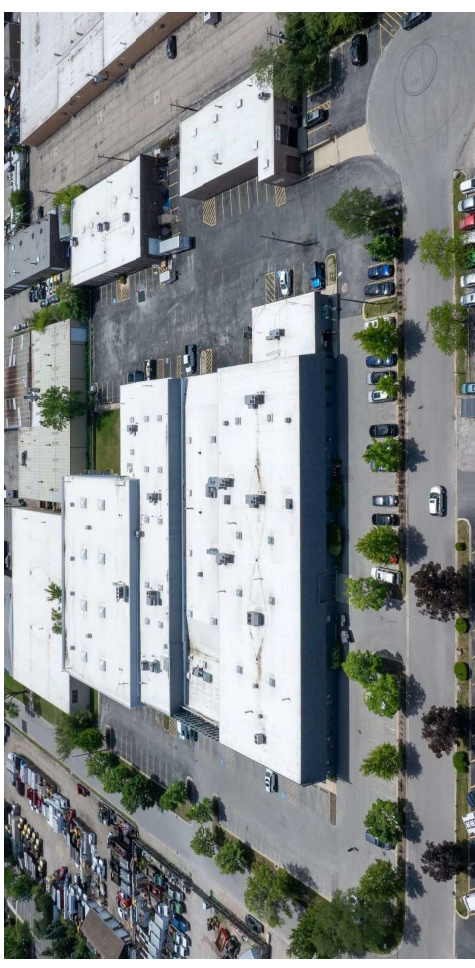
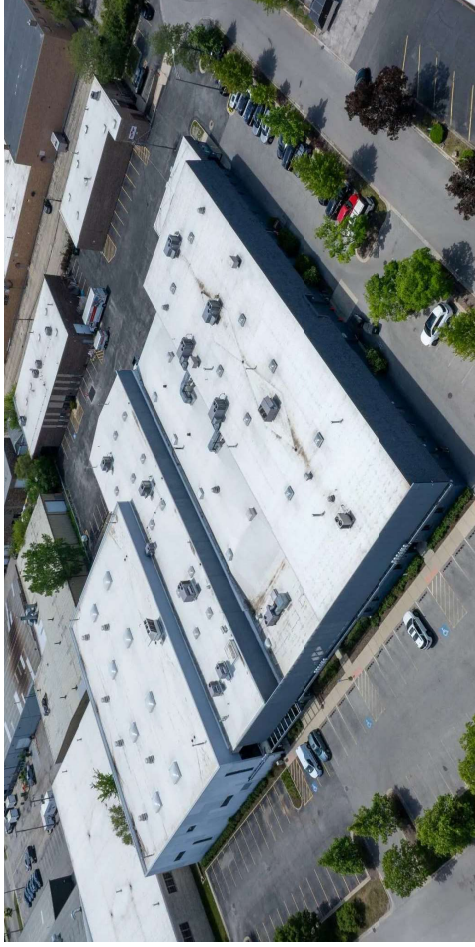
SELECT INVESTMENT FOR 1031-EXCHANGE
POPULAR FLEX SPACE UNIQUELY DESIGNED
PRIMARILY OFFICES + RECREATIONAL USES
TEN MOTORIZED OVERHEAD DOORS 10'-14'
CEILING HEIGHT RANGE BY BUILDING TO 35'
SPACE AVAILABLE 24,000+/- IN 2026-2027
INTERIOR FLOORPLANS ARE ACCESSIBLE
PROPERTY FINANCIALS UPON REQUEST



PHOTOGRAPHS

3048-3090 NORTH LAKE TERRACE

GLENVIEW, ILLINOIS 60026



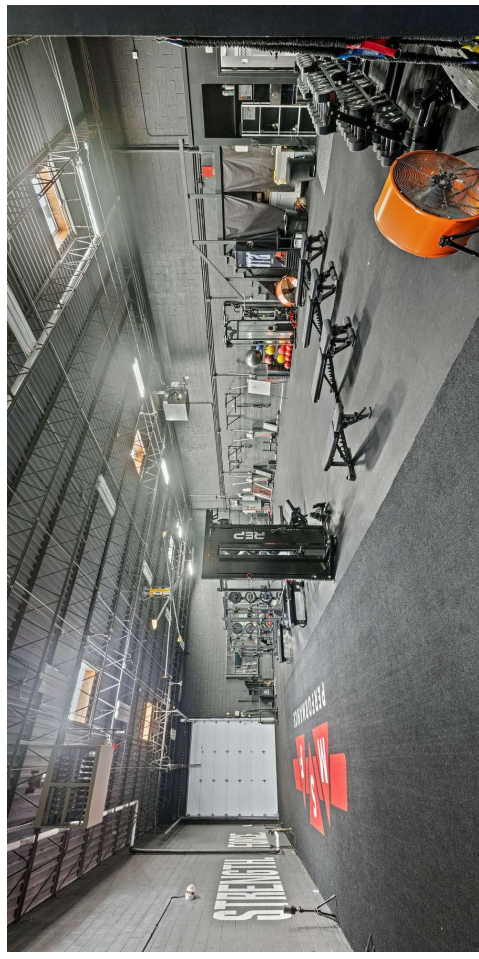
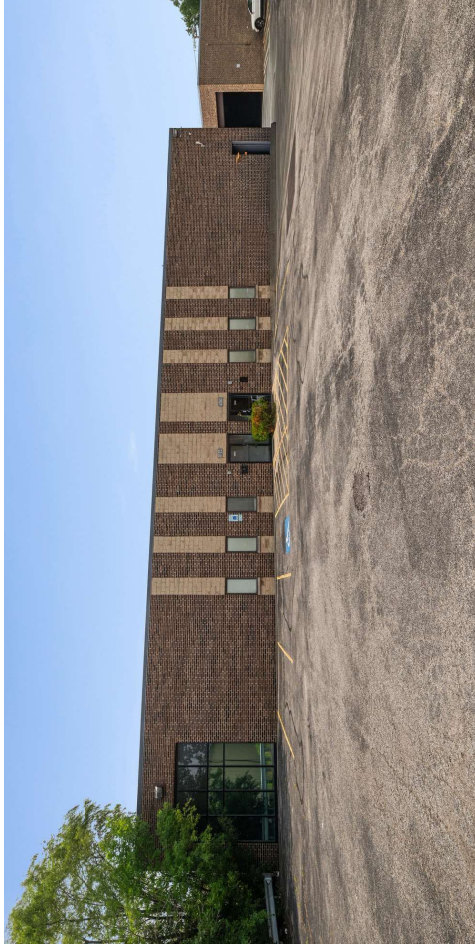
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PHOTOGRAPHS

3050-3052 NORTH LAKE TERRACE

GLENVIEW, ILLINOIS 60026



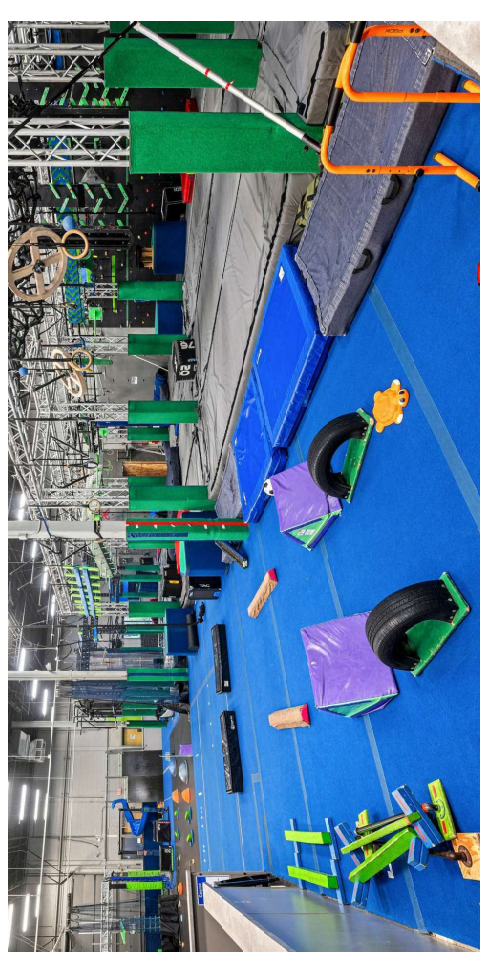
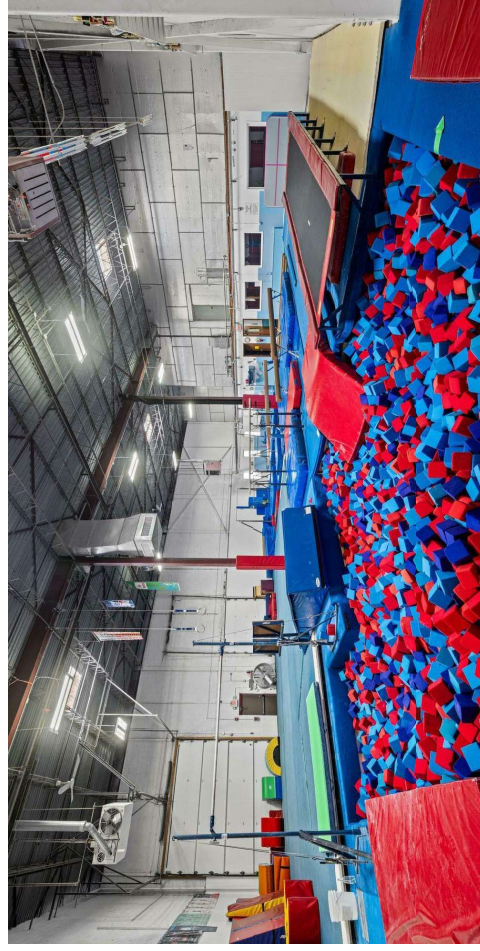
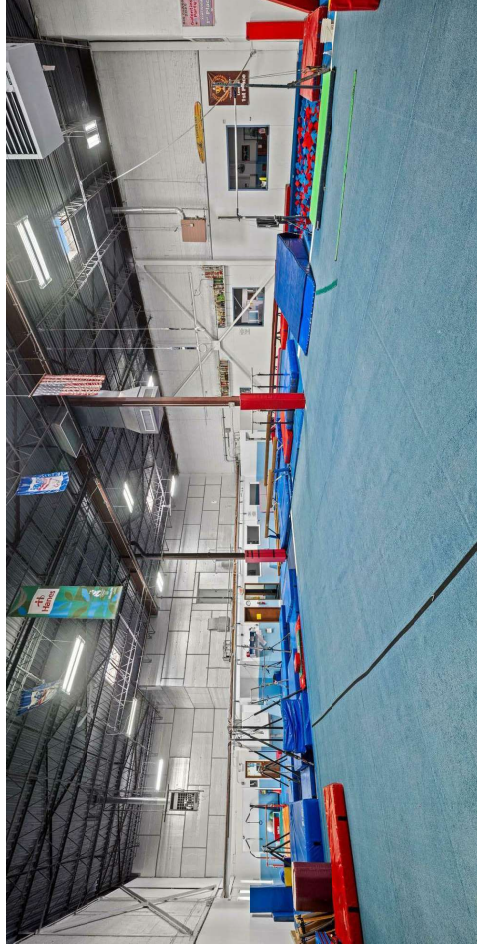
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sherylfisher@cbcnrt.com



PHOTOGRAPHS

3054-3080 NORTH LAKE TERRACE

GLENVIEW, ILLINOIS 60026



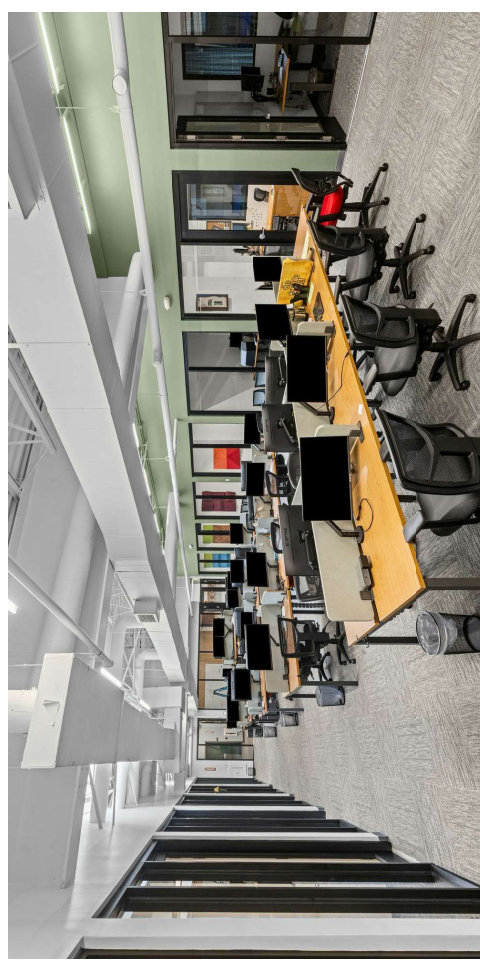
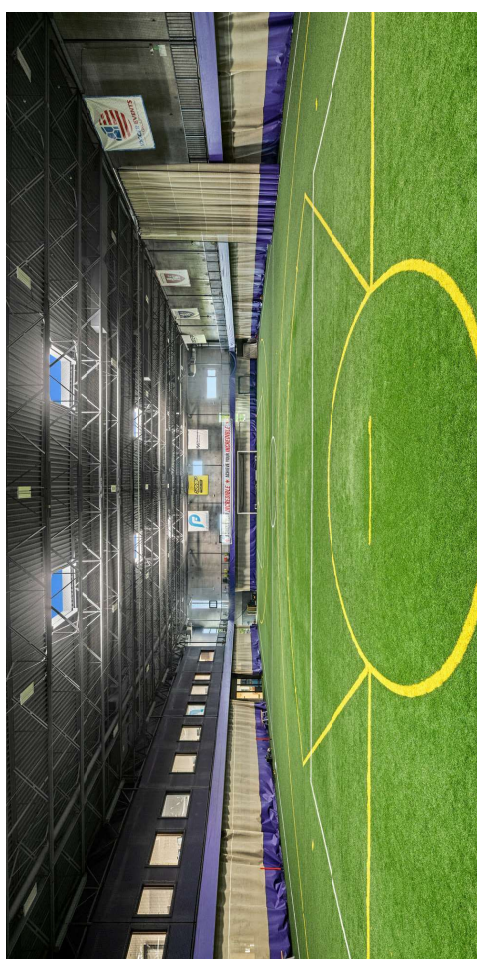
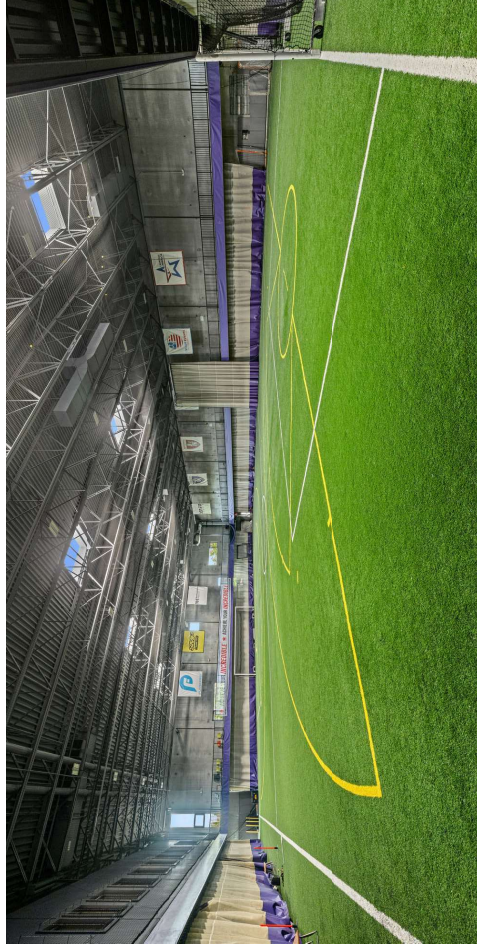
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PHOTOGRAPHS

3090 NORTH LAKE TERRACE

GLENVIEW, IL 60026



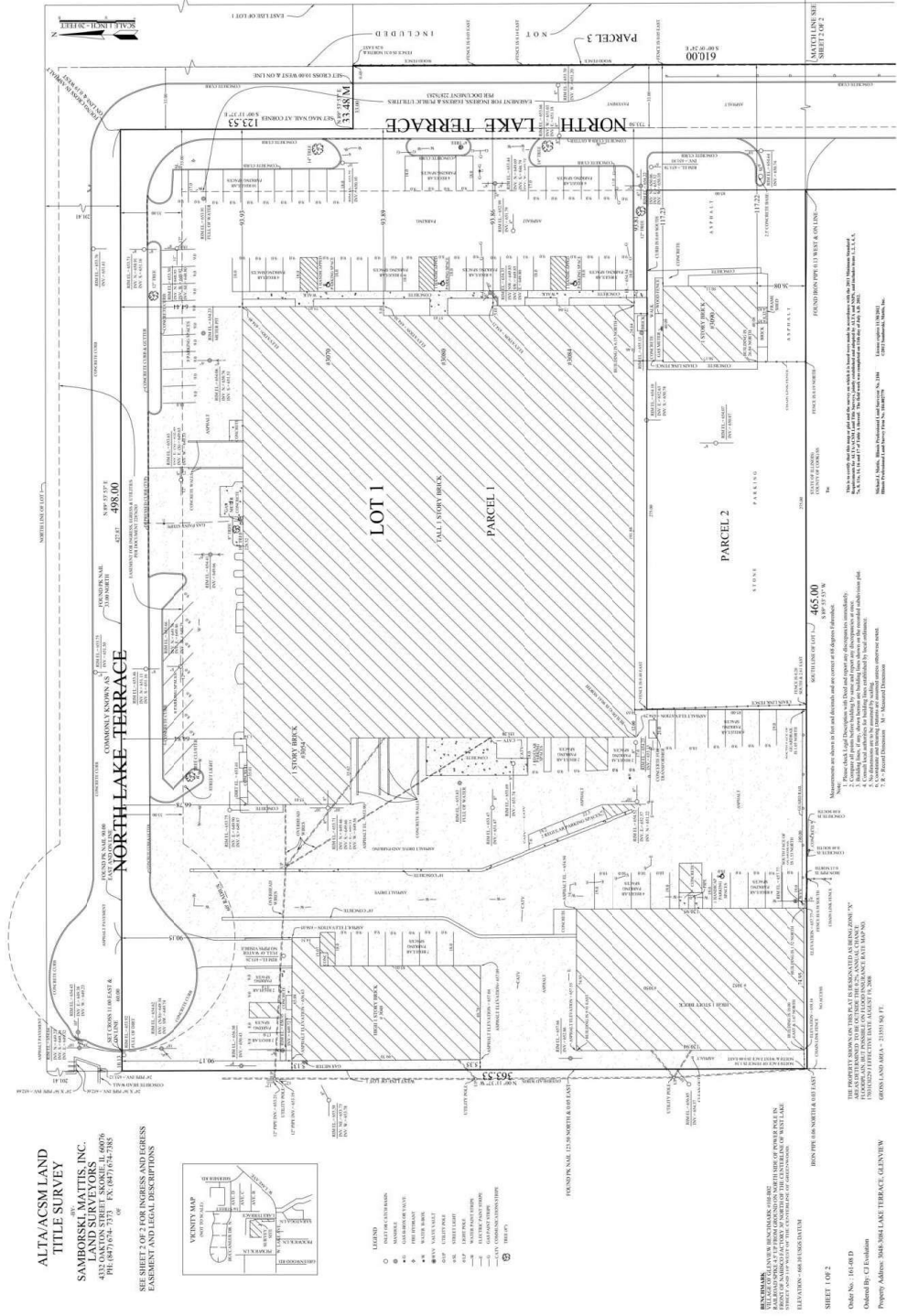
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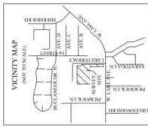
ALTA SURVEY

3048-3090 NORTH LAKE TERRACE

Glenview, IL 60026



ALTA/ACSM LAND
TITLE SURVEY
SAMBORSKI, MATTHEW, INC.
4332 DAVENPORT STREET, SKOKIE, IL 60076
PH: (847) 654-7373 FX: (847) 654-7385



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