

27992 W State Route 120
Lakemoor, IL 60051

For Lease

MLS #12538100

LIGHT INDUSTRIAL



LIGHT INDUSTRIAL UNITS 900-2,800 SF

\$957-\$2,975 PER MONTH (MG)

Industrial Units 900 SF – 2,800 SF

Outrig Commerce Park – Lakes Region is a professionally maintained, multi-building industrial incubator property offering flexible space for lease, conveniently located off Route 120 near Route 12. This seven-building complex provides excellent access for local and regional users.

Units range from approximately 900 SF up to 2,800 SF, allowing tenants to scale as their business grows. Each unit is heated and electrical service varies, 12'x12' or 12'x14' doors, and one restroom. Some units have offices, triple basin floor drains, lofts with stairs, drive-thru access and additional bathrooms, making the property well-suited for a wide range of uses.

Leases are modified gross, with tenants responsible for utilities. The property is ideal for small trades, contractors, service providers, hobbyists, and users seeking secure space for equipment or recreational storage.

Outrig Commerce Park – Lakes Region offers an affordable, flexible solution for users seeking functional industrial space in Lake County.

AVAILABLE NOW:

- Unit 48: 900 SF - \$957 Per Month Modified Gross*
- Unit 103: 1,000 SF - \$1,063 Per Month Modified Gross*
- Unit 37 & 54: 2,400 SF - \$2,550 Per Month Modified Gross*
- Unit 139 & 142: 2,500 SF - \$2,657 Per Month Modified Gross*
- Unit 76: 2,400 SF - \$2,550 Per Month Modified Gross*
- Unit 81: 2,800 SF - \$2,975 Per Month Modified Gross*

COMING SOON:

- Unit 42: 1,200 SF - \$1,275 Per Month Modified Gross*

*Listed rate is based on a 3 year lease term

Specifications

Land Size:	15.65 Acres
Year Built:	2004
No. of Buildings:	7 Total 205,280 SF
HVAC System:	GFA
Electrical:	Varies
Washrooms:	1-2 per Unit
Ceiling Height:	Varies per Bldg.
Parking:	Common
DID's (vary per unit):	12'x12' and 12'x14'
Sewer/Water:	City
Zoning:	I1 (CUP)
Utilities:	Tenant Responsibility
CAM & Taxes	Included
PIN #:	09-03-100-022 09-04-200-003

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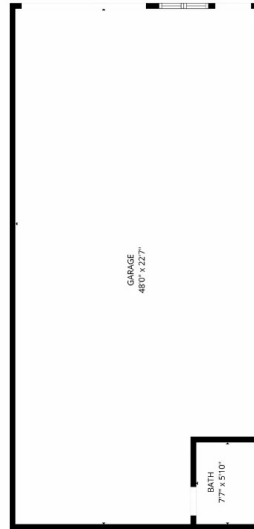
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Unit 48
900 SF



Example Floor Plan
1,200 SF
(No Office)



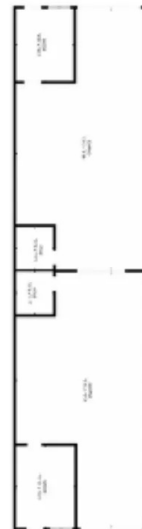
Unit 76
2,400 SF



Unit 37 & 54
2,400 SF
(With Drive thru)



Unit 139 & 142
2,500 SF
(With Drive Thru)



Unit 81
2,800 SF



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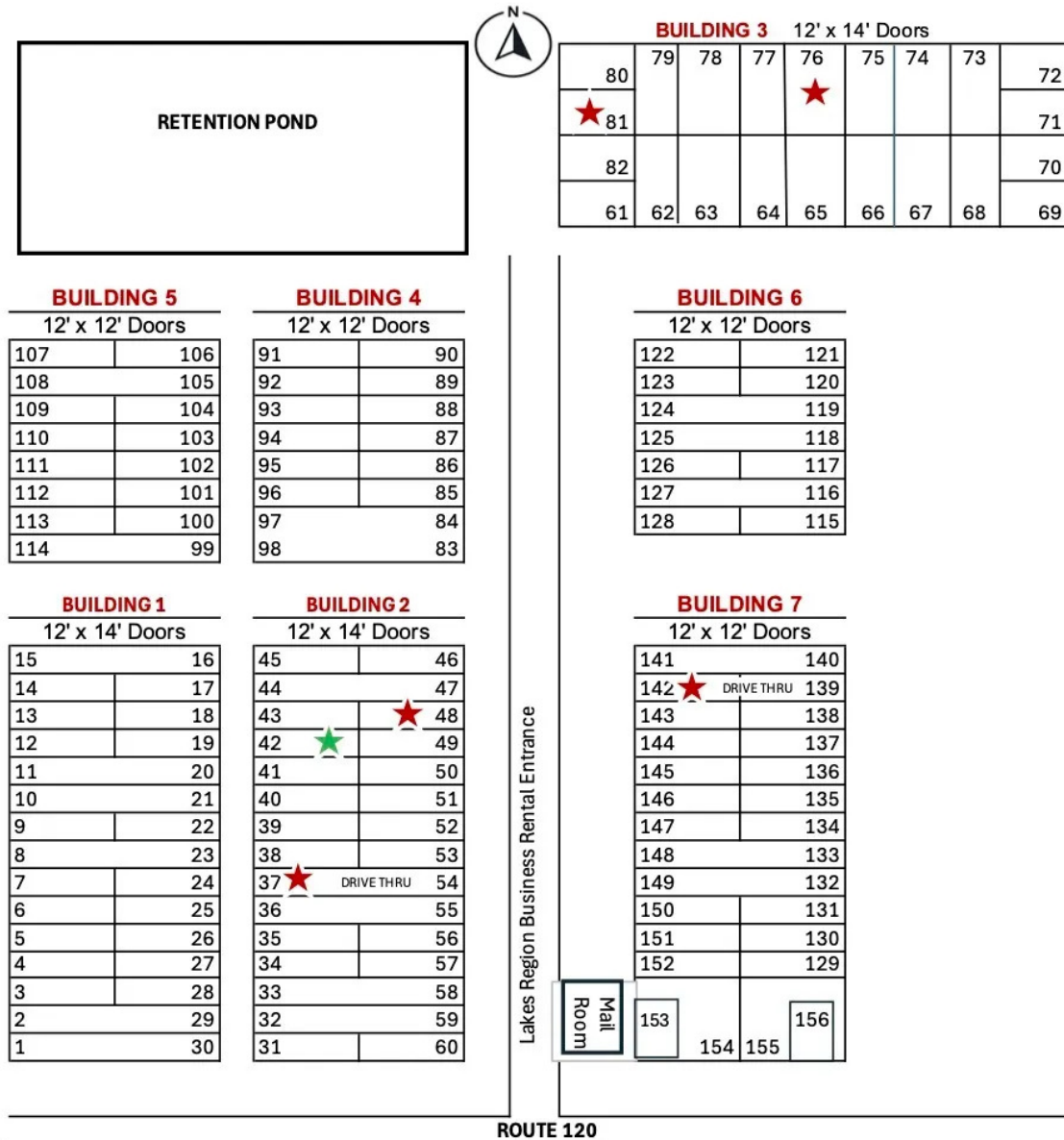
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★ AVAILABLE
★ COMING SOON

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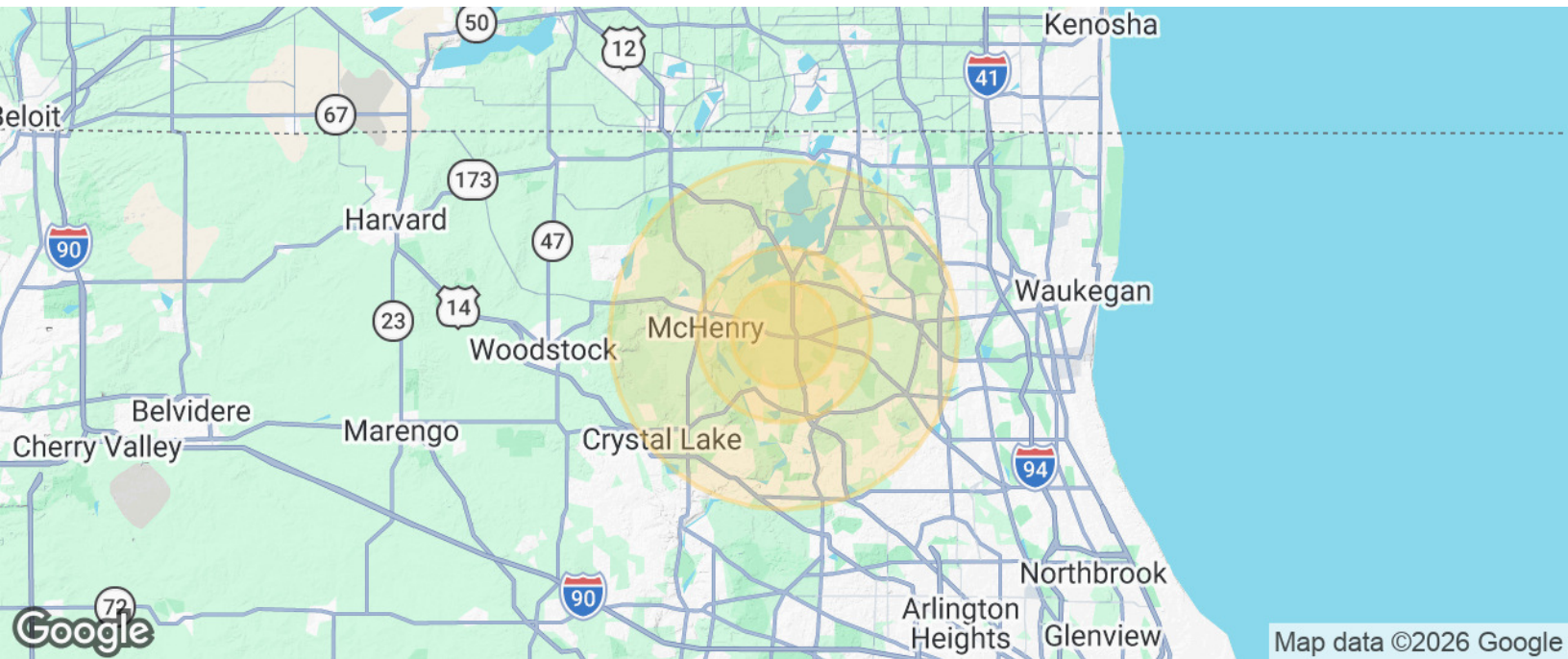
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Population	3 Miles	5 Miles	10 Miles
Total Population	20,982	97,449	301,623
Average Age	38	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	42

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	7,818	36,149	112,736
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$137,758	\$117,859	\$130,428
Average House Value	\$298,553	\$283,980	\$318,298

2020 American Community Survey (ACS)

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