

27992 W State Route 120
Lakemoor, IL 60051

For Lease

MLS #12538100

LIGHT INDUSTRIAL



LIGHT INDUSTRIAL UNITS 1,000-2,800 SF

\$1,063-\$2,975 PER MONTH (MG)

Industrial Units 1,000 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 1,000 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 87: 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 78: 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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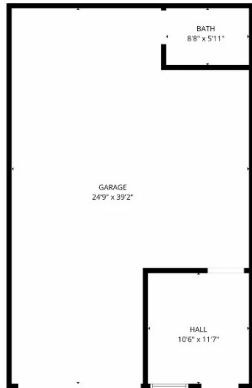
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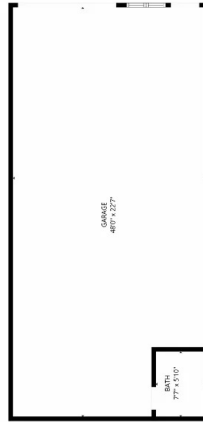
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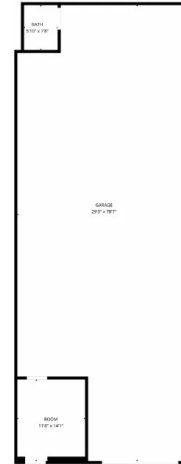
Unit 87
1,000 SF



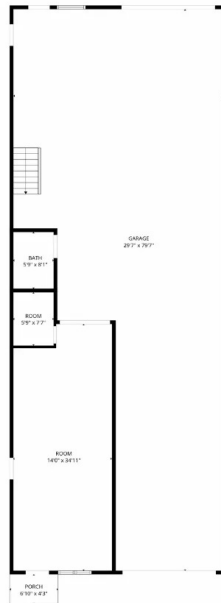
Example Floor Plan
1,200 SF
(No Office)



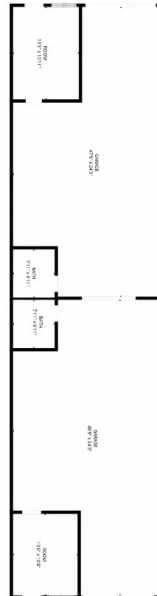
Unit 78
2,400 SF



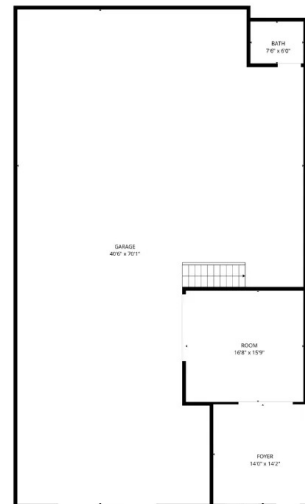
Unit 37 & 54
2,400 SF
(With Drive thru)



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



Unit 81
2,800 SF



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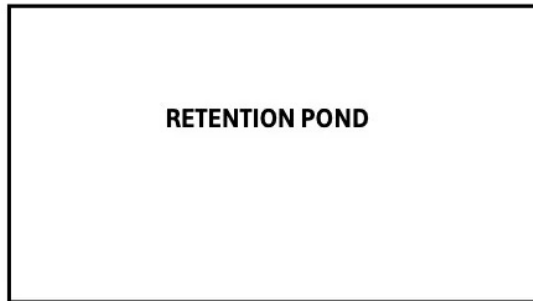
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BUILDING 3 12' x 14' Doors

80	79	78	77	76	75	74	73	72
★ 81		★						71
82								70
61	62	63	64	65	66	67	68	69

BUILDING 5

12' x 12' Doors

107	106
108	105
109	104
110	103
111	102
112	101
113	100
114	99

BUILDING 4

12' x 12' Doors

91	90
92	89
93	88
94	★ 87
95	86
96	85
97	84
98	83

BUILDING 6

12' x 12' Doors

122	121
123	120
124	119
125	118
126	117
127	116
128	115

BUILDING 1

12' x 14' Doors

15	16
14	17
13	18
12	19
11	20
10	21
9	22
8	23
7	24
6	25
5	26
4	27

BUILDING 2

12' x 14' Doors

45	46
44	47
43	48
42	★ 49
41	50
40	51
39	52
38	53
37	★ DRIVE THRU 4
36	55
35	56
34	57

BUILDING 7

12' x 12' Doors

141	140
142	★ DRIVE 39
143	138
144	137
145	136
146	135
147	134
148	133
149	132
150	131
151	130
152	129

s Region Business Rental Entrance

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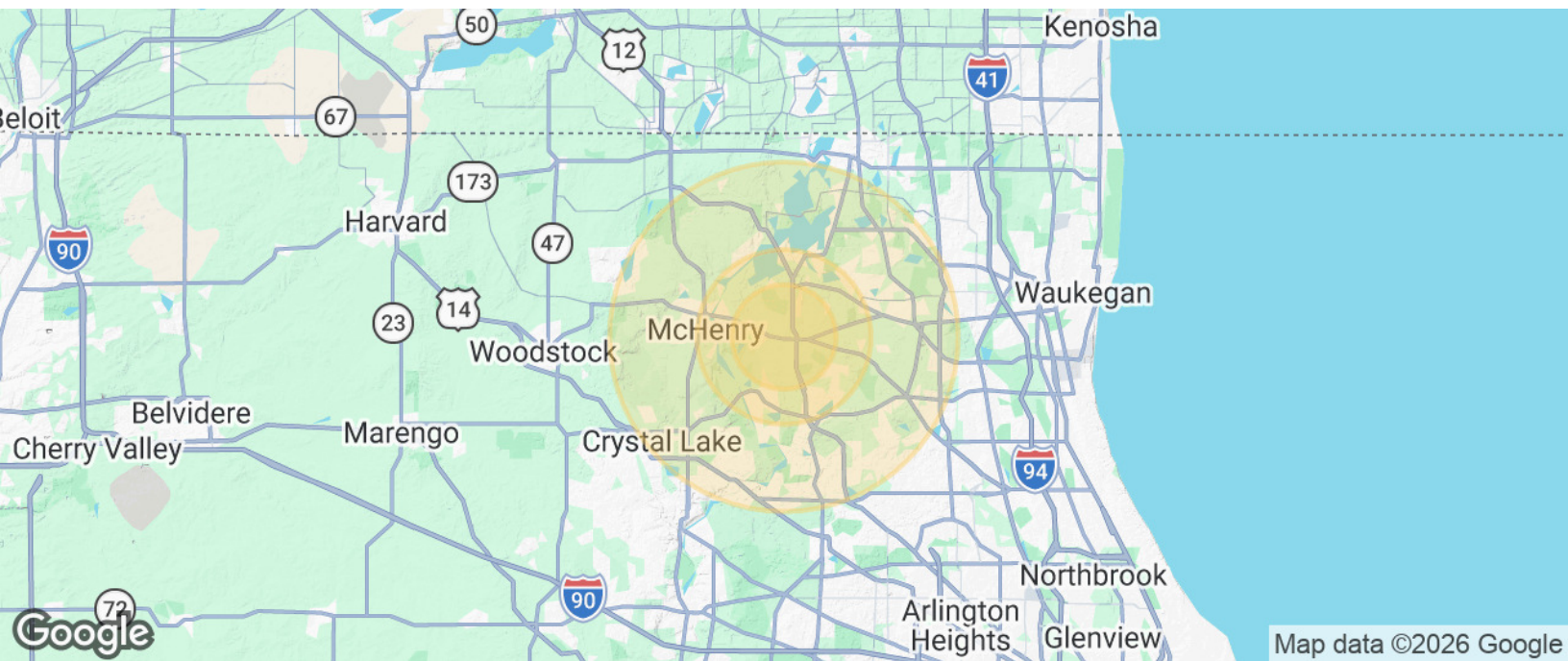
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Population	3 Miles	5 Miles	10 Miles
Total Population	20,982	97,449	301,623
Average Age	38	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	42

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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