



## UNIT H 100 OAKWOOD ROAD

Lake Zurich, Illinois

**Unit:** 2,880 Sq. Ft.  
**Office:** 618 Sq. Ft.  
**Rental Est:** \$3,261 Per Mo

### TERMS:

**Base Rent:** \$9.95 Net  
**Escalation:** 4% Per Year  
**Real Estate Taxes:** \$1.98 (2025 Est.)  
**CAM & Insurance:** \$1.66 (2025 Est.)

### HIGHLIGHTS:

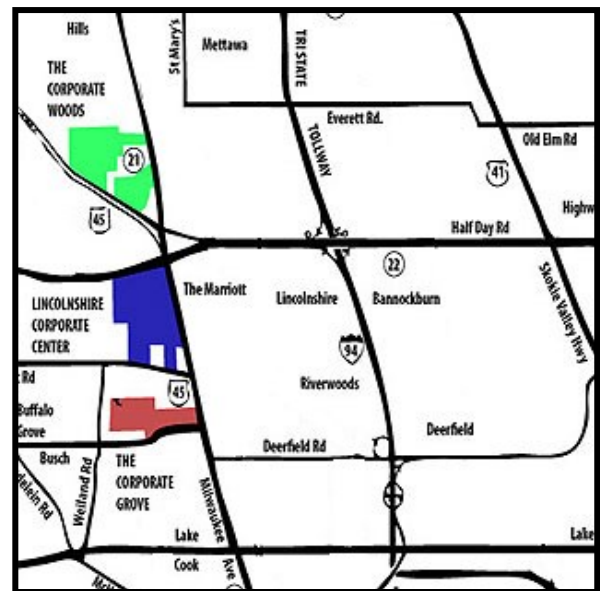
- Additional mezzanine storage above office
- Flexibility to add office to suit
- Individual unit identity / signage
- Newer masonry construction (2000)
- Warehouse is Air Conditioned
- Epoxy warehouse floor

### BUILDING DATA:

**Ceiling Height:** 16'  
**Sprinkler System:** Yes  
**Loading:** 1 Drive-In Door

### POSSESSION:

Immediate



### Exclusive Leasing and Management Agents

#### VAN VLISSINGEN AND CO.

One Overlook Point  
 Lincolnshire Corporate Center  
 Lincolnshire, Illinois 60069

**847.634.2300**

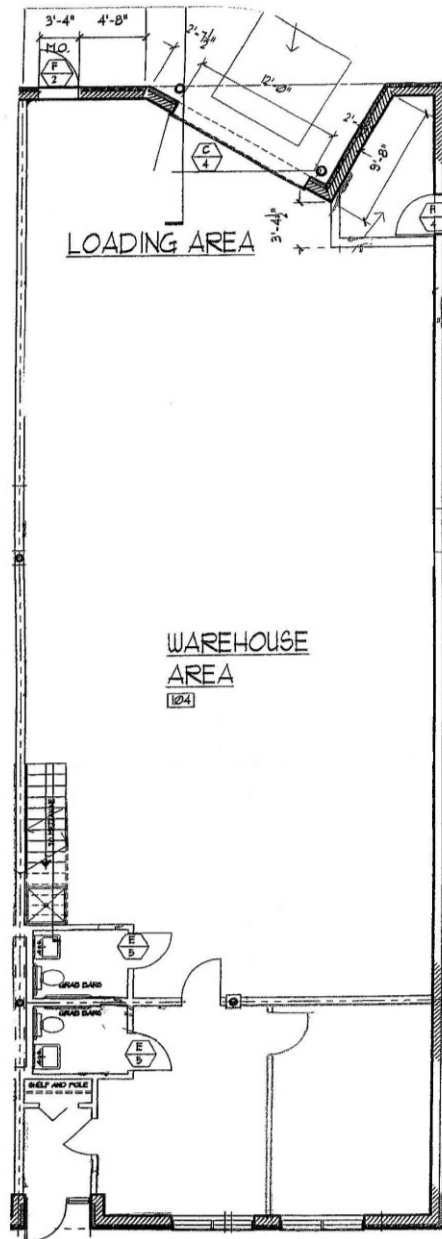
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**UNIT H**  
**100 OAKWOOD ROAD**  
Lake Zurich, Illinois



SCALE: 1/8" = 1'  
100 OAKWOOD UNIT H

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