

3451 Commercial Avenue

INDUSTRIAL SPACE FOR LEASE

3451 Commercial Ave, Northbrook, IL 60062

[Property Website](#)

±12,377 SF
Available

Very Well-
Maintained Space

Sky Harbor
Business Park

Professionally
Owned & Managed



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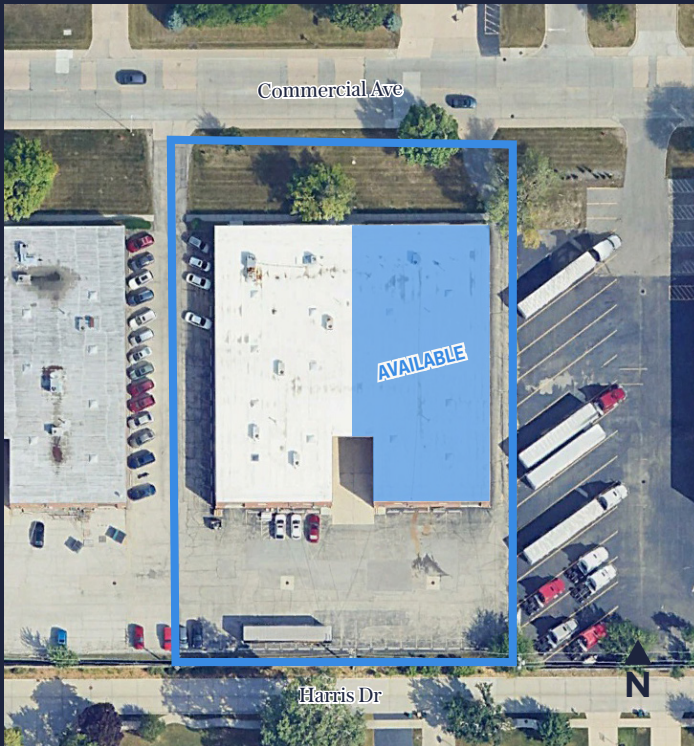
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Property Highlights

- ±12,377 SF industrial space available for lease
- Very well-maintained space
- Located in the prestigious Sky Harbor Business Park
- Zoned I1 (Restricted Industrial)
- ~2.5 miles from the 4-way interchange at I-94/I-294
- Professionally owned and managed building

BUILDING SIZE	±26,000 SF
LAND AREA	±1.52 AC
AVAILABLE SIZE	±12,377 SF
OFFICE SIZE	±2,500 SF
CEILING HEIGHT	16' Clear
LOADING	1 Ext Dock / 1 DID
PARKING	±25 Cars
YEAR BUILT	1976
CONSTRUCTION	Masonry
CAM	\$2.97 PSF (2026 Est.)
RET	\$3.04 PSF (2026 Est.)
LEASE RATE	\$7.95 PSF Net



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