



335,340 SF
Available For Lease

1501 Harris Road

1501 Harris Rd | Libertyville, IL 60048



CBRE

Building Specifications

Available Space: 335,340 SF



35' Clear Height



55 Exterior Docks



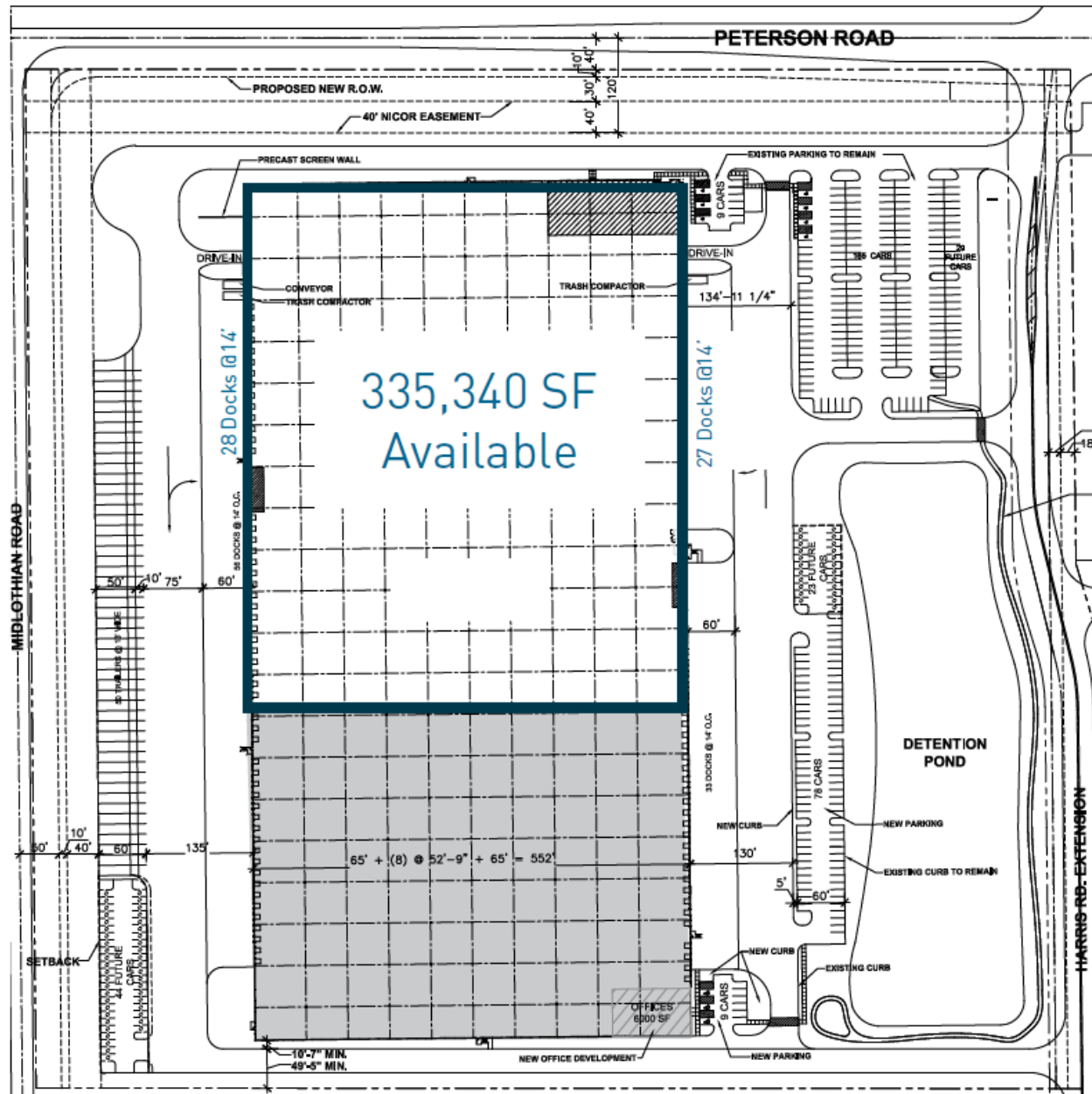
29 Trailer Stalls



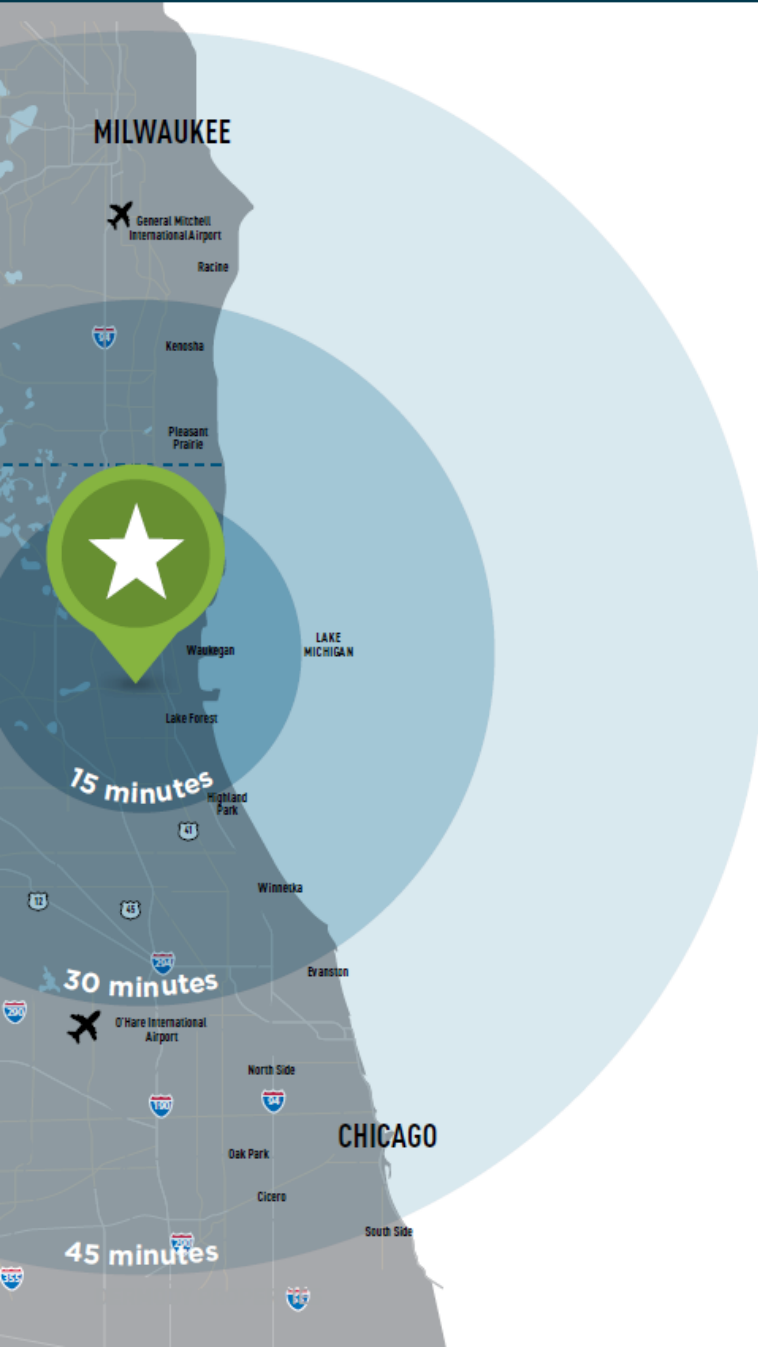
DERMODY PROPERTIES

Building Dimensions: 1076.87' x 551.98'	Loading Docks: 55 Exterior Docks; Cross-Dock Configuration
Drive-In Doors: (1)	Clear Height: 35'
Office Area: 15,000 SF Total with Mezzanine in Place for Future Two-Story Office	Truck Court: 195'
Column Spacing: 52' x 52'	Fire Protection System: ESFR
Car Parking: 122 Spaces	Power: 1,200 Amps
Year Built: 2007	Structure Exterior: Precast Concrete Panels
Site Area: 35.56 Acres	R.E. Taxes: \$1.05 psf (Estimated)
Trailer Parking: 29 Stalls	Date Available: Immediately
Floors: 7" Concrete Slab	Lease Rate: Subject to Offer

Site Plan



Central Location



Situated between two major metropolitan markets with exceptional access to skilled labor, transportation infrastructure, & end users.



DISTANCE TO MAJOR CITIES

44 Miles to
Downtown Chicago

56 Miles to
Downtown Milwaukee

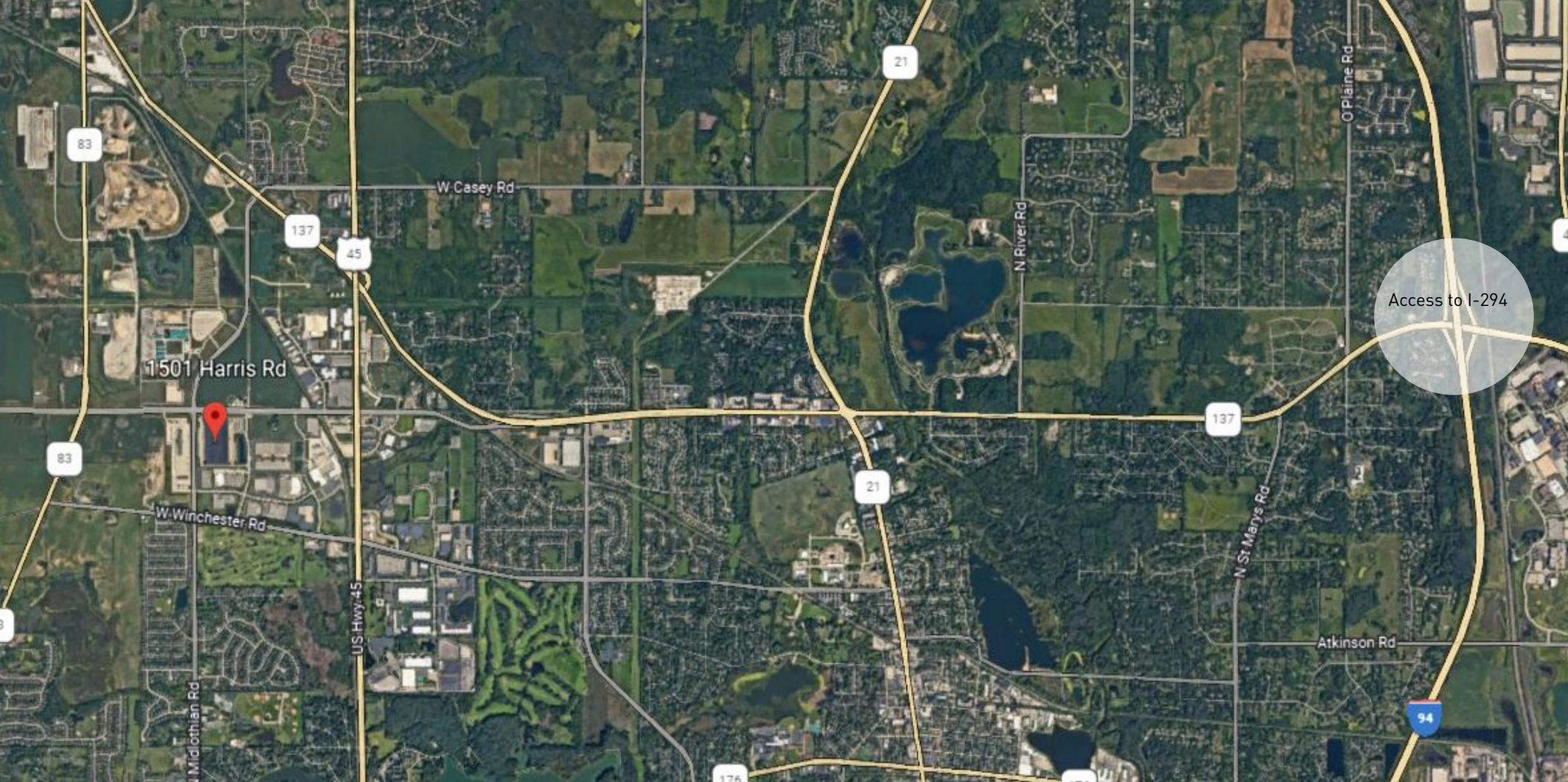


DISTANCE TO MAJOR AIRPORTS

30 Miles to
O'Hare International Airport (ORD)

49 Miles to
General Mitchell International Airport (MKE)

Reach over 50% of the U.S. population within one day's truck delivery and 75% within two days.



Interchange Access

10 Minutes to I-294 access off of 137

Drive Times

-30 Minutes to O'Hare

Airport

-20 Minutes to IL, WI

boarder

-50 Minutes to Downtown

Chicago

10-Mile Radius

Labor & Demographics



17,774 BUSINESSES



260,957 EMPLOYEES



506,927 RESIDENTIAL
POPULATION



\$89,863 MEDIAN
HOUSEHOLD INCOME



MEDIAN AGE OF 37



66% OF POPULATION
BETWEEN AGES 15-64

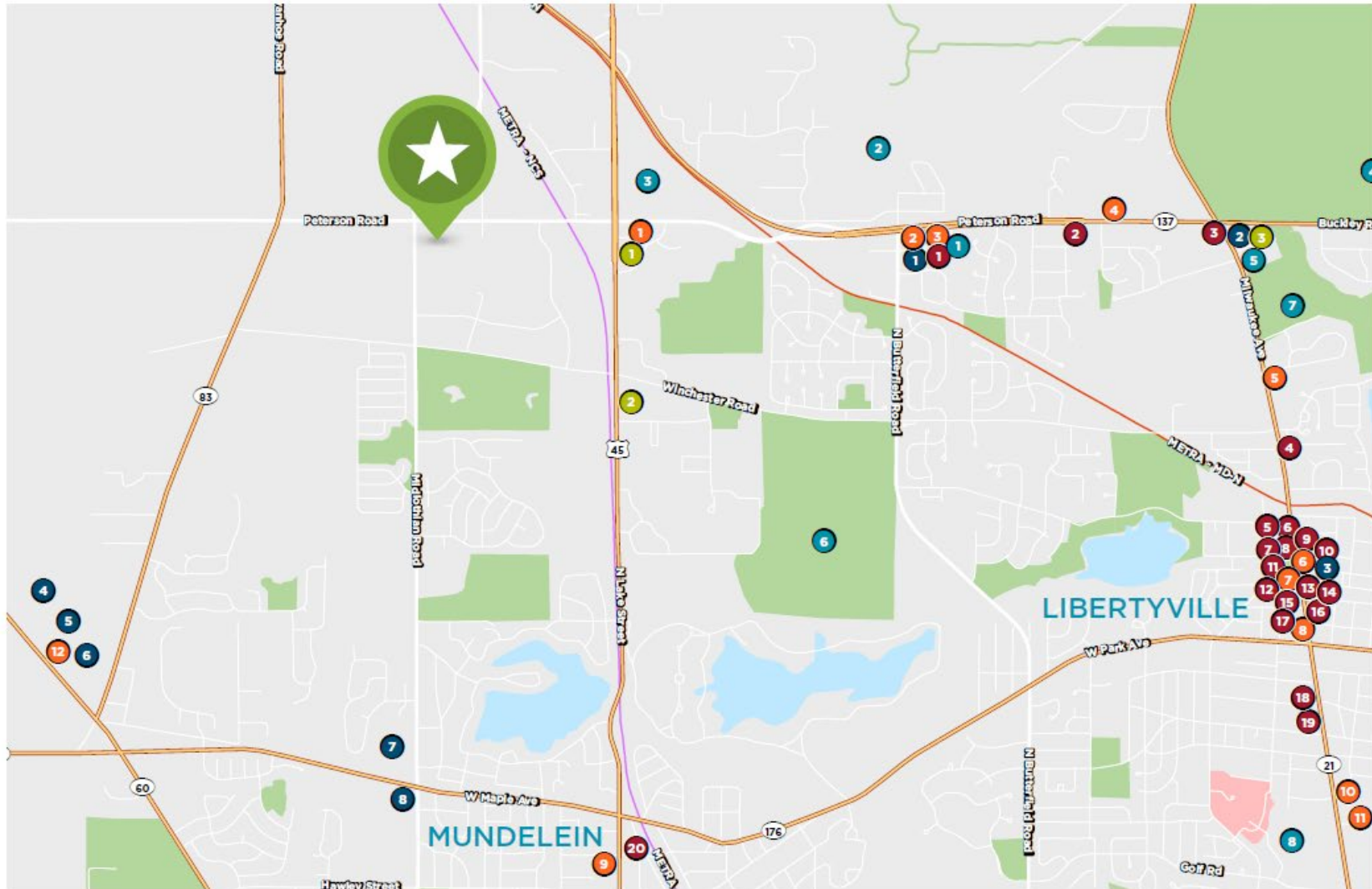
Area Amenities

● Full-Service Dining

- 1 Jimmy's Charhouse
- 2 Austin's Eatery
- 3 Wildberry
- 4 Ristorante Bottai
- 5 Egg Harbor Cafe
- 6 Casa Bonita
- 7 Oscar Lee's Barbecue
- 8 Shakou
- 9 Main Street Social
- 10 Chrissoula's
- 11 Tavern Steakhouse
- 12 Firkin
- 13 Townee Square
- 14 O'Toole's
- 15 Chili-U
- 16 Pizzeria DeVille
- 17 Mickey Finn's
- 18 Hanakawa Sushi
- 19 Liberty Restaurant
- 20 Park Street

● Retail

- 1 Sunset Foods
- 2 Walgreens
- 3 Downtown Libertyville Shops
- 4 The Home Depot
- 5 SuperTarget
- 6 HomeGoods
- 7 Adler Park
- 8 Centre Club



● Recreation

- 1 Anytime Fitness
- 2 Liberty Prairie Preserve
- 3 Libertyville Sports Complex
- 4 Independence Grove Forest Preserve

● Fitness

- 5 Pinnacle Fitness
- 6 Pine Meadow Golf Club
- 7 Adler Park
- 8 Centre Club

● Fast Food

- 1 Wendy's
- 2 Ganello's Pizza
- 3 McDonald's
- 4 Dunkin Donuts

● Coffee

- 6 Starbucks Coffee
- 7 The Picnic Basket
- 5 Taco Bell
- 8 Chipotle
- 9 Subway

● Bakeries

- 10 Gino's East
- 11 Panera Bread
- 12 Rosati's Pizza

● Hotels

- 1 Hampton Inn
- 2 Candlewood Suites
- 3 Holiday Inn Express



Aerial Photo



Aerial Photo



Aerial Photo



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Lake County

The Lake County submarket currently has 84,490,851 square feet of industrial space with an overall vacancy rate of 4.3 percent. Located directly north of Cook County along Interstate 94, Lake County provides immediate access to both the Chicagoland and Wisconsin market—creating an ideal platform for e-commerce, distribution, warehouse, and service-related users.

About Dermody Properties

Dermody Properties is a privately-owned real estate investment, development and management firm that specializes in the acquisition and development of logistics real estate in strategic locations for e-commerce fulfillment centers, third-party logistics and distribution customers. Founded in 1960, Dermody Properties has invested more than \$6.2 billion of total capital across all platforms nationwide, having acquired and developed approximately 100 million square feet of logistics and industrial facilities. In addition to its corporate office in Reno, Nev., it has regional offices in northern and southern California, Atlanta, Phoenix, Seattle, Chicago, Dallas and New Jersey. For more information, visit www.Dermody.com.



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