

**AVAILABLE FOR LEASE**  
**13795 W. Polo Trail, Lake Forest**

<b>PREMISES:</b>	Lake Trail Business Park
<b>BUILDING SIZE:</b>	31,627 SF
<b>OFFICE:</b>	5,000 SF
<b>SITE SIZE:</b>	136,223 SDF
<b>CEILING HEIGHT:</b>	18'
<b>POWER:</b>	1200 amps/480 volts
<b>HEAT:</b>	Gas units
<b>PARKING:</b>	35 spaces
<b>LOADING:</b>	Two (2) exterior docks One (1) drive-in door
<b>SPRINKLERED:</b>	Yes
<b>ZONING:</b>	Light industrial
<b>LEASE RATE:</b>	\$5.50/SF net
<b>TAXES:</b>	\$1.16/SF
<b>P.I.N.:</b>	11-25-103-026
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>• Attractive, well-maintained free-standing building</li><li>• Masonry</li><li>• Park-like environment</li><li>• Constructed in 1994 with addition in 1996</li></ul>

**For Further Information:**

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