

STATE-OF-THE-ART FOOD MANUFACTURING FACILITY FOR SALE OR LEASE

3675-3693 COMMERCIAL AVE
NORTHBROOK, IL 60062

35,800 TOTAL BUILDING SF



PROPERTY FEATURES



YEAR BUILT

1981



BUILDING SIZE

35,800 SF



OFFICE AREA

±3,500 SF



CLEAR HEIGHT

16'



LOADING

2 Int Docks / 2 DID



PARKING

60 Cars



POWER

Heavy TBD



RE TAXES

\$3.05 PSF



LEASE RATE

\$15.00 PSF Net



SALE PRICE

\$7,175,000 or
\$200.42 PSF



- State-Of-The-Art Food Manufacturing Facility & SQF Kitchen
- ±7,500 SF of Freezer/Cooler
- Floor Drains
- Oven and Grills In-Place with Hoods with Make-Up Air
- Backup Generator

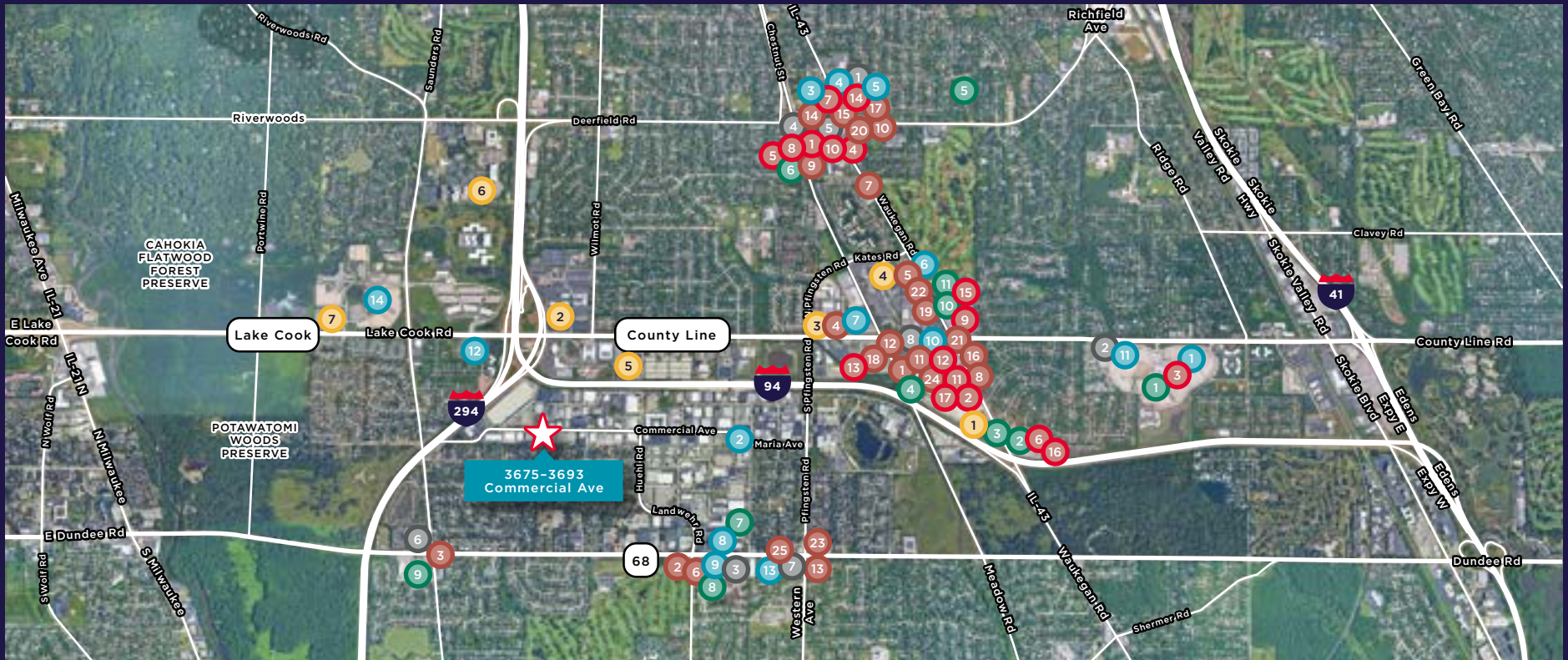


- Located in the Prestigious Sky Harbor Business Park
- Access to all major highways
- 15 Minutes to O'Hare

SITE PLAN



LOCAL AMENITIES



Dining

1. Di Pescara
2. Maestro Seafood & Grill
3. Rosebud Deerfield
4. Field House Kitchen & Bar
5. Deerfield Italian Kitchen
6. Carson's Prime Steaks & Famous Barbecue
7. Demetri's
8. Fujiyama
9. Maharaj Indian Grill
10. City Barbeque and Catering
11. P.F. Chang's China Bistro
12. J. Alexander's
13. Buffalo Wild Wings
14. Sandella's Flatbread Café

Fast Casual

1. The Dog Stop
2. Brown's Chicken
3. Culver's
4. Portillo's Restaurant
5. Tropical Smoothie Café
6. Bog Apple Bagels
7. Shake Shack
8. Noodles & Company
9. Potbelly Sandwich Works
10. Domino's Pizza
11. Panera Bread
12. Dunkin'
13. Dunkin'
14. Café Zupas
15. Sweetgreen
16. Chick-fil-A
17. Chipotle Mexican Grill
18. Jimmy John's

19. McDonald's US
20. Starbucks US
21. Starbucks US
22. Jersey Mike's
23. Dairy Queen
24. SUBWAY
25. SUBWAY

Retail

1. Deerfield Square
2. Deerbrook Shopping Center
3. Northbrook Court
4. California Closets
5. Scout & Molly's
6. HobbyTown USA
7. Fleet Feet Sports
8. Whole Foods Market
9. Pet Supplies Plus
10. Athleta
11. Marshalls
12. Jewel-Osco
13. The Home Depot
14. Hollywood Feed
15. Dollar Tree
16. Play It Again Sports
17. Office Depot

Hotel

1. Super 8
2. Hyatt Regency
3. Courtyard by Marriot
4. Residence Inn by Marriot
5. Embassy Suites Hotels
6. Marriot Hotels & Resorts
7. Holiday Inn Express

Recreation & Fitness

1. AMC Dine-In
2. Johnson Fitness & Wellness
3. GOLFTEC
4. USA Swimming
5. USA Swimming
6. CorePower Yoga
7. The Exercise Coach
8. Orangetheory Fitness
9. VASA Fitness
10. Club Pilates
11. Planet Fitness

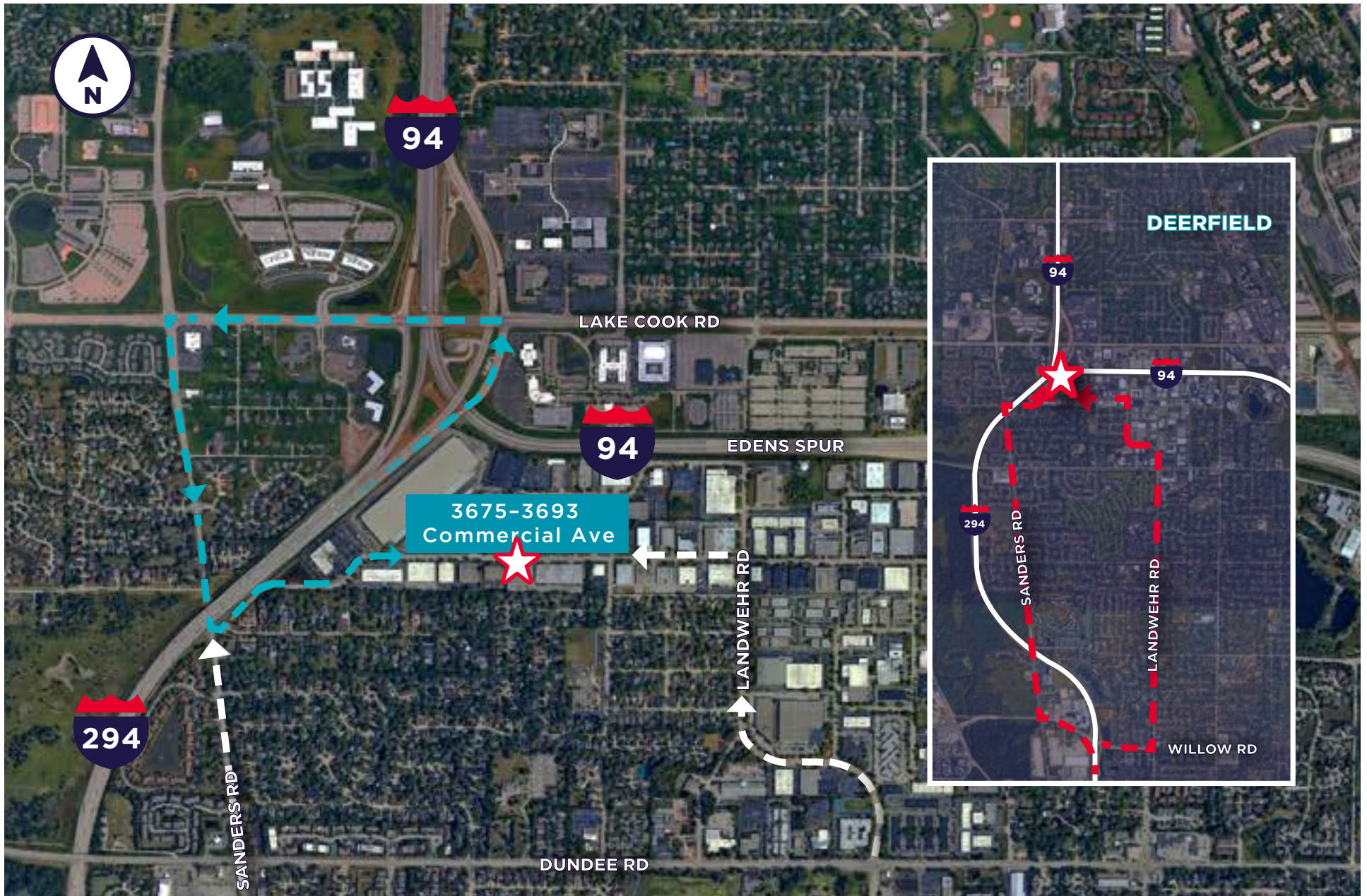
Banking

1. Lake Forest Bank & Trust
2. CitiBank
3. BMO Harris Bank
4. BMO Harris Bank
5. Chase
6. Chase
7. Chase
8. PNC Financial Services

LOCATION MAP



MAP

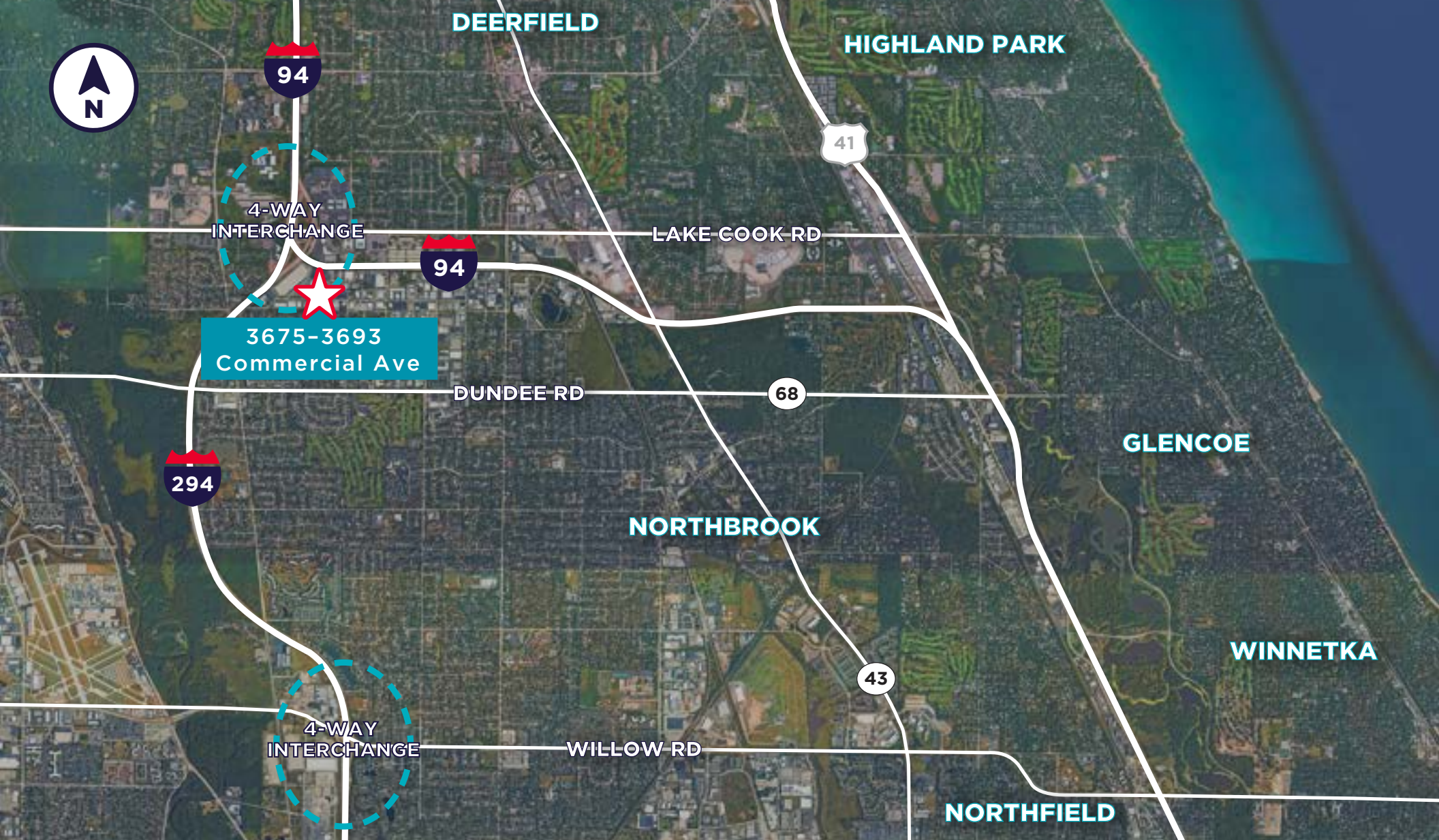


INTERIOR PHOTOS



EXTERIOR PHOTOS





FOR MORE INFORMATION, CONTACT:

MARC SAMUELS

Senior Director
+1 847 720 1368
marc.samuels@cushwake.com

BRETT KRONER

Vice Chair
+1 847 720 1367
brett.kroner@cushwake.com

KEITH PURTIZ

Vice Chair
+1 847 720 1366
keith.purtiz@cushwake.com

ERIC FISCHER

Vice Chair
+1 847 720 1369
eric.fischer@cushwake.com

GABRIEL STRAUSS

Senior Associate
+1 847 518 3226
gabriel.strauss@cushwake.com

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