

+/- 3.5 ACRES
AVAILABLE FOR
SALE - or
40,000 SF
BUILDING FOR
LEASE

LOT I FLINT CREEK

NEC OF OLD HART RD. & MAIN ST.

BARRINGTON | ILLINOIS



Property Highlights

County: Lake County
(Lower Real Estate Taxes)

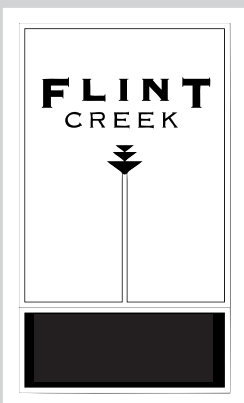
Size: +/-3.5 acres

Location: NEC of Old Hart Rd. & Main St. (Lake Cook Rd.)

Utilities: To Site -
Village of Barrington
sewer & water

Access to Site: Shared access off Main St.
with existing office building

For Lease: **Class "A"**
40,000 SF Building
Two (2) Story
(Minimum 75% pre-lease commitment)



Permitted Uses:

- Financial Institutions
(without drive-through)
- Corporate/Professional Office
- Retail Service establishments

Special Use:

- Day Care Centers
- Government Offices

Height Restrictions:

- Three (3) stories however, not taller than thirty-eight feet (38')

Any development shall be subject to the Intergovernmental Agreement

**FOR MORE
INFORMATION
PLEASE
CONTACT**

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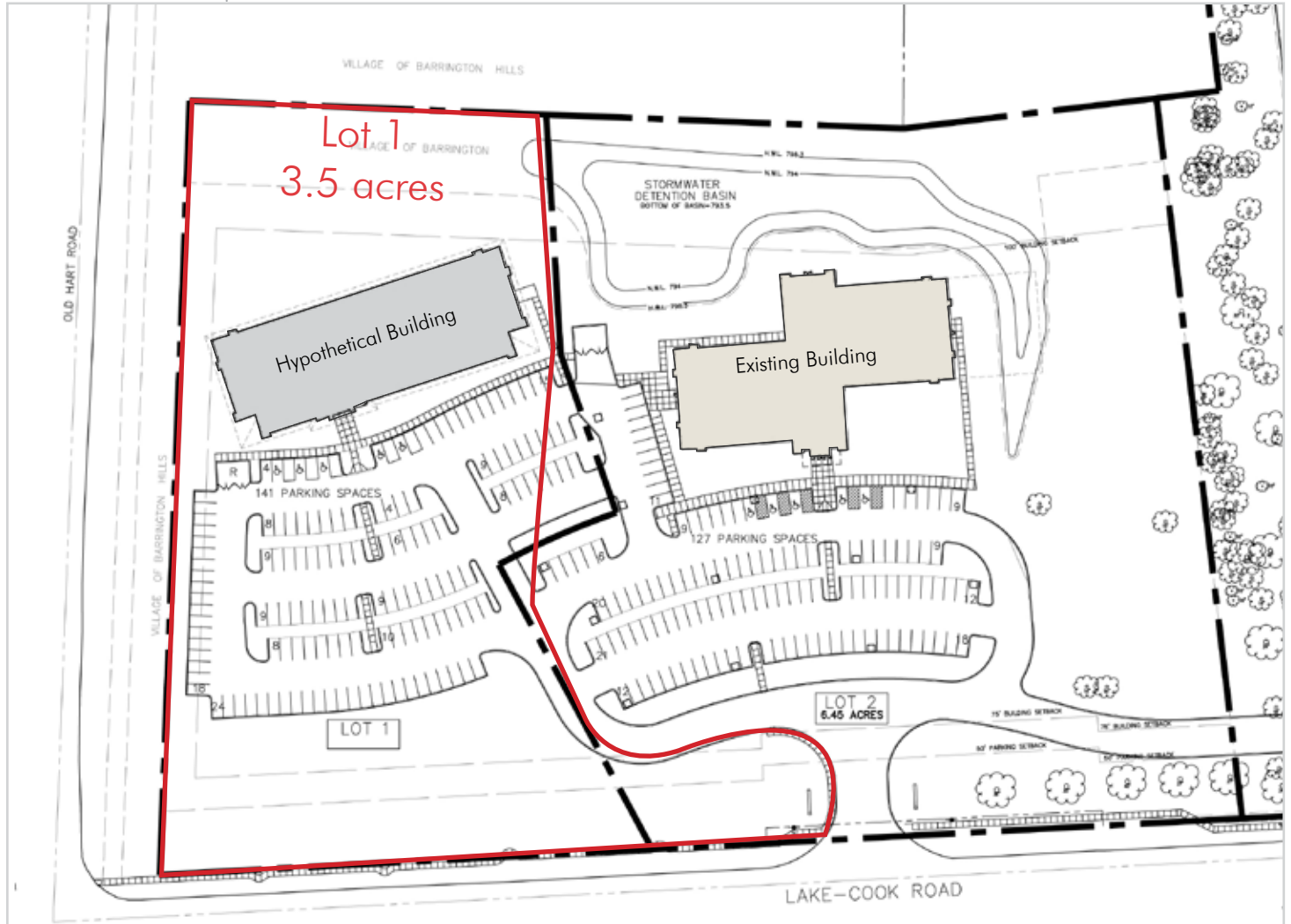
CBRE

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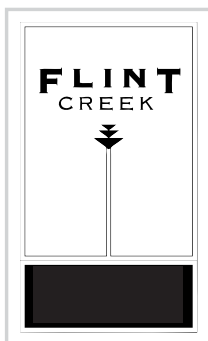


LOT 1 - FLINT CREEK NEC OLD HART RD. & MAIN ST. BARRINGTON | ILLINOIS

Hypothetical Site Plan



Hypothetical +/-40,000 SF building



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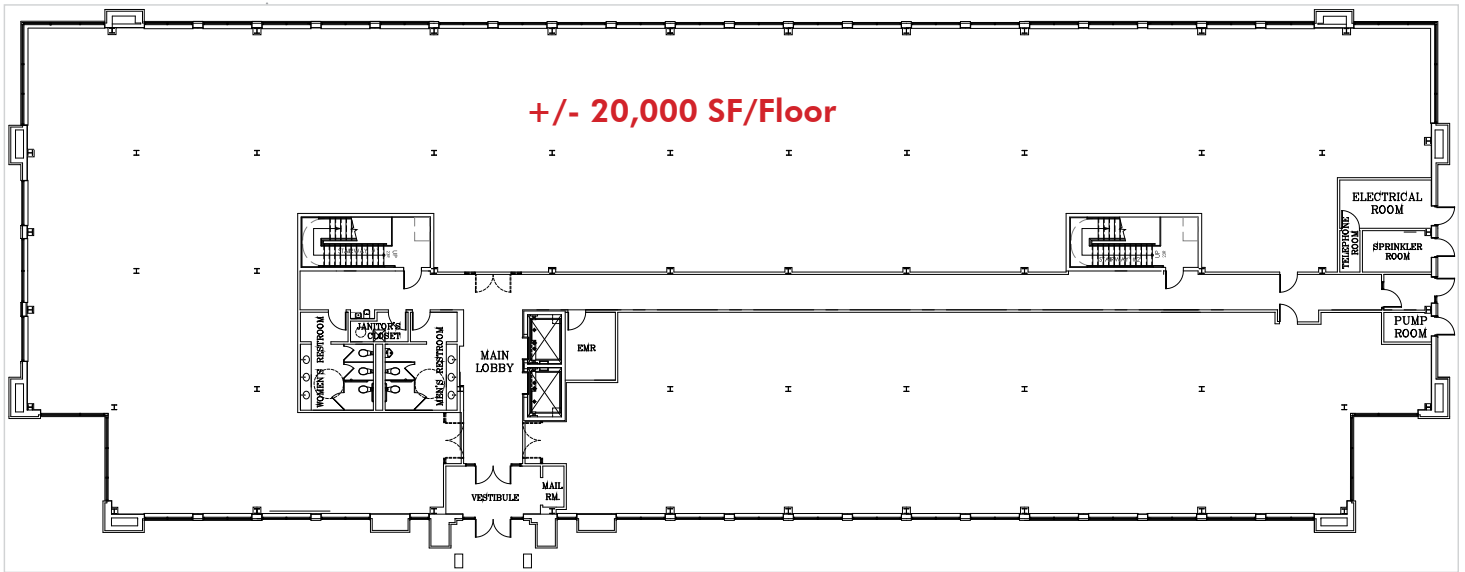


LOT I - FLINT CREEK

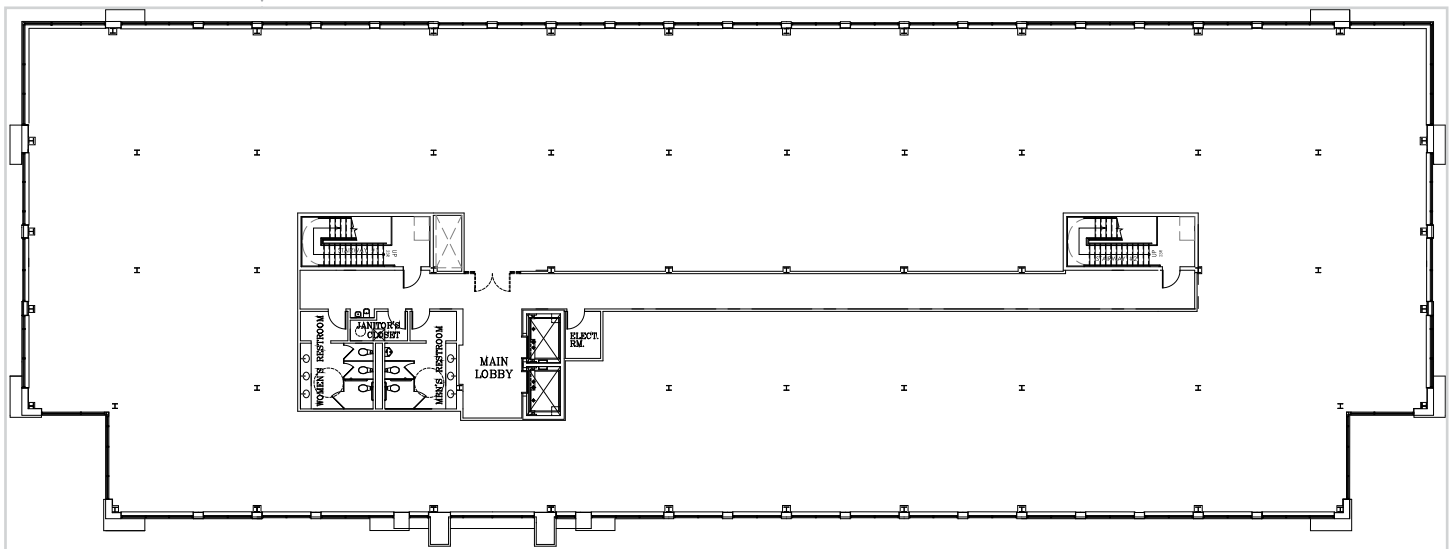
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1st Floor Plan



2nd Floor Plan

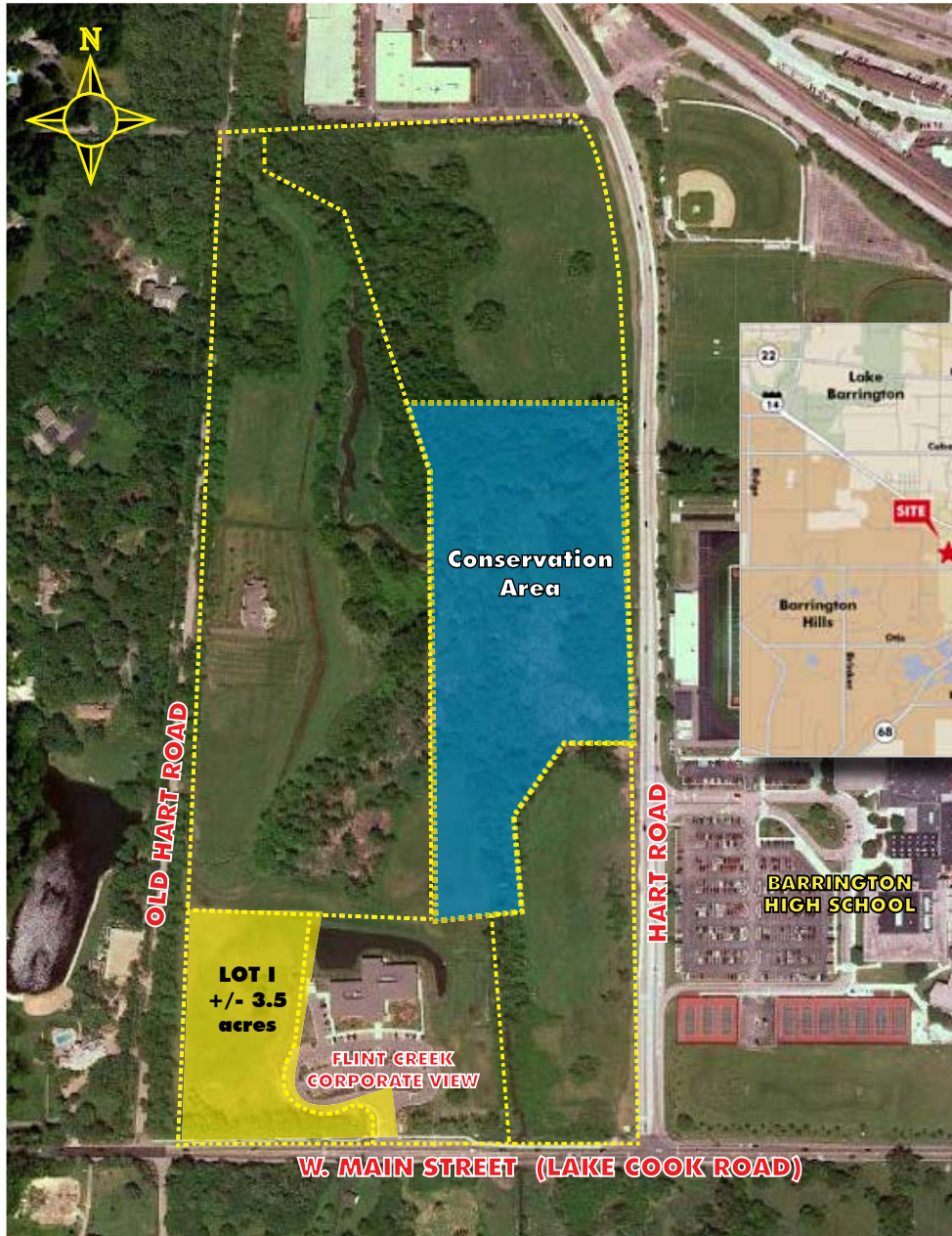
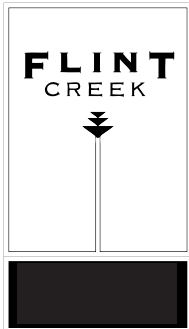


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