

AVAILABLE FOR SALE/LEASE

1400 Busch Parkway

Buffalo Grove, Illinois 60089

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com

PROPERTY HIGHLIGHTS

- 208,842 SF building available for sale
- Suite 1: 141,769 SF available for lease divisible to 100,000 SF
- 44,675 SF (2-story) existing office (can be reduced)
- Entire building available for sale with Suite 2 fully leased
- Heavy parking (approximately 20 covered spots)
- Full warehouse A/C
- Power 4,800 Amps (4,000 Amps Suite 1)
- Fully sprinklered (partial ESFR)
- CAM: \$0.65/SF (2025 Estimates)
- Mgmt: \$0.25/SF (2025 Estimates)
- Insurance: \$0.33/SF (2025 Estimates)
- Taxes: \$1.63/SF (2025 Estimates)
- For Sale or Lease: Subject to offer



141,769 SF
AVAILABLE (DIVISIBLE)
FOR LEASE



24' CLEAR
HEIGHT



4 INTERIOR DOCKS
1 DRIVE IN DOOR



HEAVY POWER
4800 AMPS



400 CAR
PARKING SPACES



FULL WAREHOUSE
A/C

Contact

Mark Moran

+1 630 693 0656

mmoran@hiffman.com

Steve Connolly

+1 630 693 0642

sconnolly@hiffman.com

Terry Herlihy

+1 630 693 0664

therlihy@hiffman.com

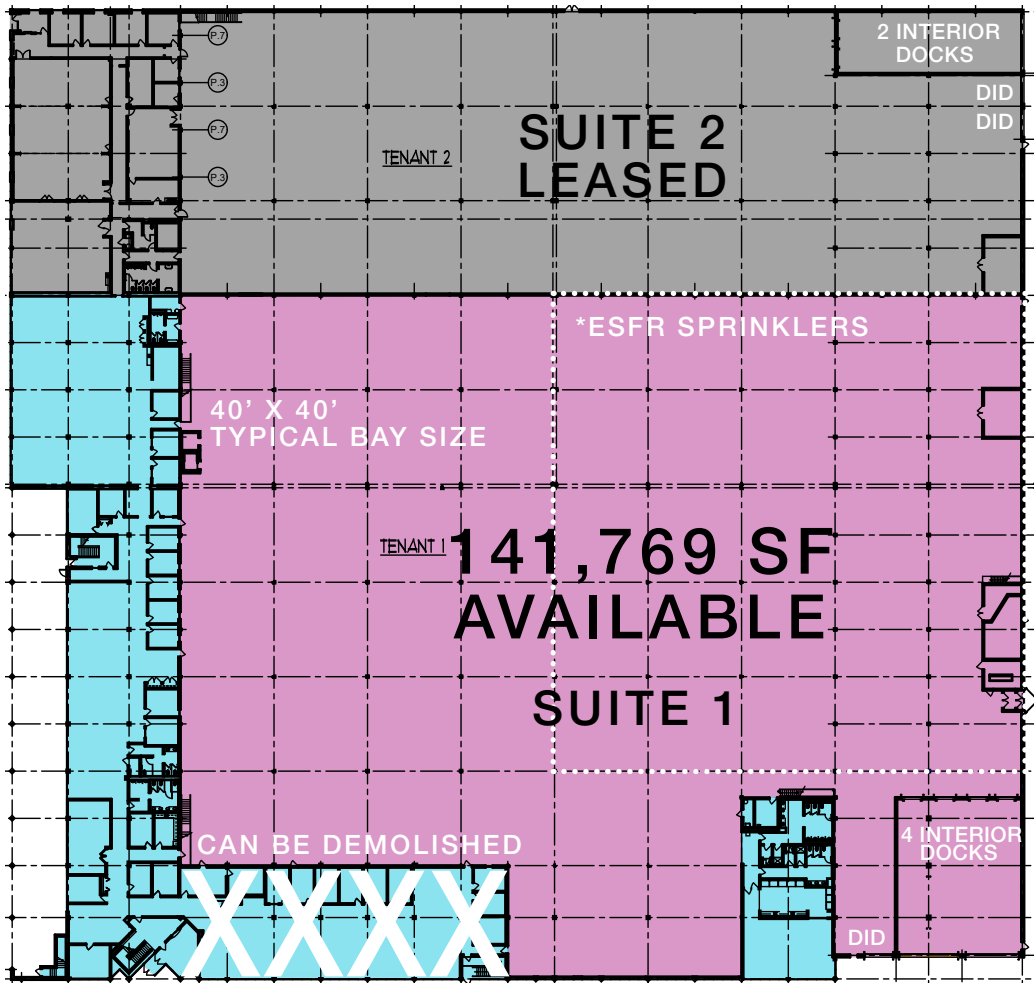


208,842 SF BUILDING

AVAILABLE FOR SALE/LEASE

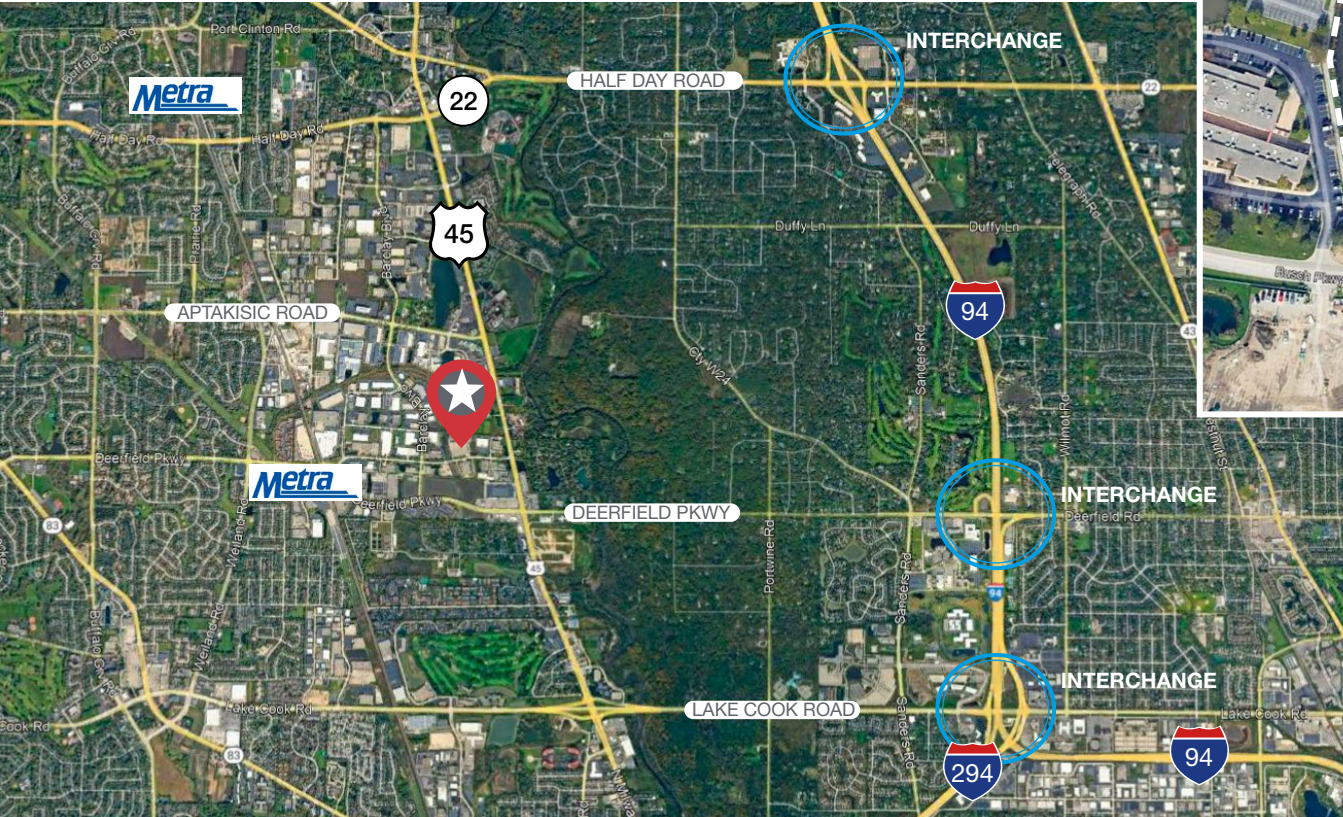
AVAILABLE
FOR SALE/
LEASE

SUITE 1 - 141,769 SF DIVISIBLE
22,891 SF 1ST FLOOR OFFICE + 21,784 SF 2ND FLOOR OFFICE (EXISTING)



PROPERTY HIGHLIGHTS

- High-end, clean manufacturing space located in the Corporate Grove Business Park
- Fully air-conditioned warehouse
- Distributed power via bus duct
- Deck / walls painted white
- Heavy parking
- Low Lake County taxes
- Walking distance to Buffalo Grove Pace bus stop and commuter train



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