

Offering Memorandum

# FOR SALE

## Class A | 34,980 SF Industrial Building

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Situated on +/- 6.75 Acres

1700 PENNY LANE | SCHAUMBURG, IL

**VERSA**  
REAL ESTATE SERVICES

[VersaRES.com](http://VersaRES.com)







# Disclosure

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The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Property in “as-is” condition and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Agent. This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Seller or Agent. The information contained in this Offering Memorandum is believed to be accurate and reliable, neither the Seller nor its Agent guarantees its accuracy or completeness of any of the contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or the contents. It is expected that prospective purchasers will conduct their own independent due diligence concern the property, including such engineering and environmental inspections, as they deem necessary to evaluate and determine the suitability and condition of the property and the existence or absence of any potentially hazard materials used in the construction or maintenance of the property and financial review.

Financial projections are provided as a reference and are based on assumptions made by Seller and or Agent and their sources. No warranty or representation, expressed or implied, is made by the Seller, Agent or any other respective related officers, employees, affiliates, agents or entities as to the accuracy or completeness of the information contained herein. The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered and any and all conditions to the Sellers obligations thereunder have been fully satisfied or waived.





# Executive Summary

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1700 PENNY LANE | SCHAUMBURG

# Executive Summary

## THE OPPORTUNITY

Versa Real Estate Services is pleased to exclusively present a rare opportunity to acquire a highly functional industrial facility located at 1700 Penny Road in Schaumburg, Illinois. The offering includes a 34,980 SF industrial building situated on 6.75 acres, providing significant expansion potential for a total building size of up to 100,000 SF.

The facility includes approximately 4,000 SF of fully furnished Class A office space, offering a turnkey administrative environment. The warehouse features 18-foot clear height, 1,600 amps (480v) 3-phase power, two overhead doors with a dock, and is equipped with both a 3-ton crane and a 15-ton crane, supporting a variety of heavy industrial uses. Major capital upgrades have been completed, including a roof replacement in 2015 with a 15-year warranty and the installation of three new rooftop units in 2022. The site also provides 89 parking spaces to support both office and industrial personnel.

Strategically positioned along Interstate 90, the property offers exceptional access to the broader Chicagoland interstate network, making it an ideal location for distribution, manufacturing, and service-based operations.

With its robust infrastructure, strategic location, and substantial land for future expansion, the property represents an exceptional opportunity for an owner-user seeking a well-located industrial facility with long-term growth potential.

\*Building could be expandable up to a Total of +/- 100,000 SF

## SUBJECT TO OFFER

ASKING PRICE

34,980 SF

BUILDING SF

6.75 Acres

LAND SIZE

18 FT

CLEAR HEIGHT

1600 Amps (480v 3-Phase)

POWER

+/- 4,000 SF

CLASS A OFFICE SPACE

11.9%

LAND TO BUILDING RATIO

3 TON & 15 TON

CRANE BAYS

1988

YEAR BUILT

# Offering Procedures

## BUILDING

ALL INQUIRIES SHOULD BE DIRECTED TO VERSA REAL ESTATE SERVICES

## OFFER DEADLINE

OFFER DEADLINE: WILL BE ANNOUNCED AT A LATER DATE, IF ANY

## PROPERTY TOURS

ALL TOURS SHOULD BE SCHEDULED DIRECTLY THROUGH VERSA REAL ESTATE SERVICES

## CLOSING COSTS

PER CUSTOMARY STATE AND LOCAL STANDARDS

## TENANTS

ANY TENANT DISCUSSIONS NEED TO BE COORDINATED THROUGH VERSA REAL ESTATE SERVICES



## CONTACT INFORMATION:



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# Site Plan / Local Aerial



1700 PENNY LANE  
SCHAUMBURG, IL

90

WILEY RD

PENNY LN



34,980  
SQUARE FEET

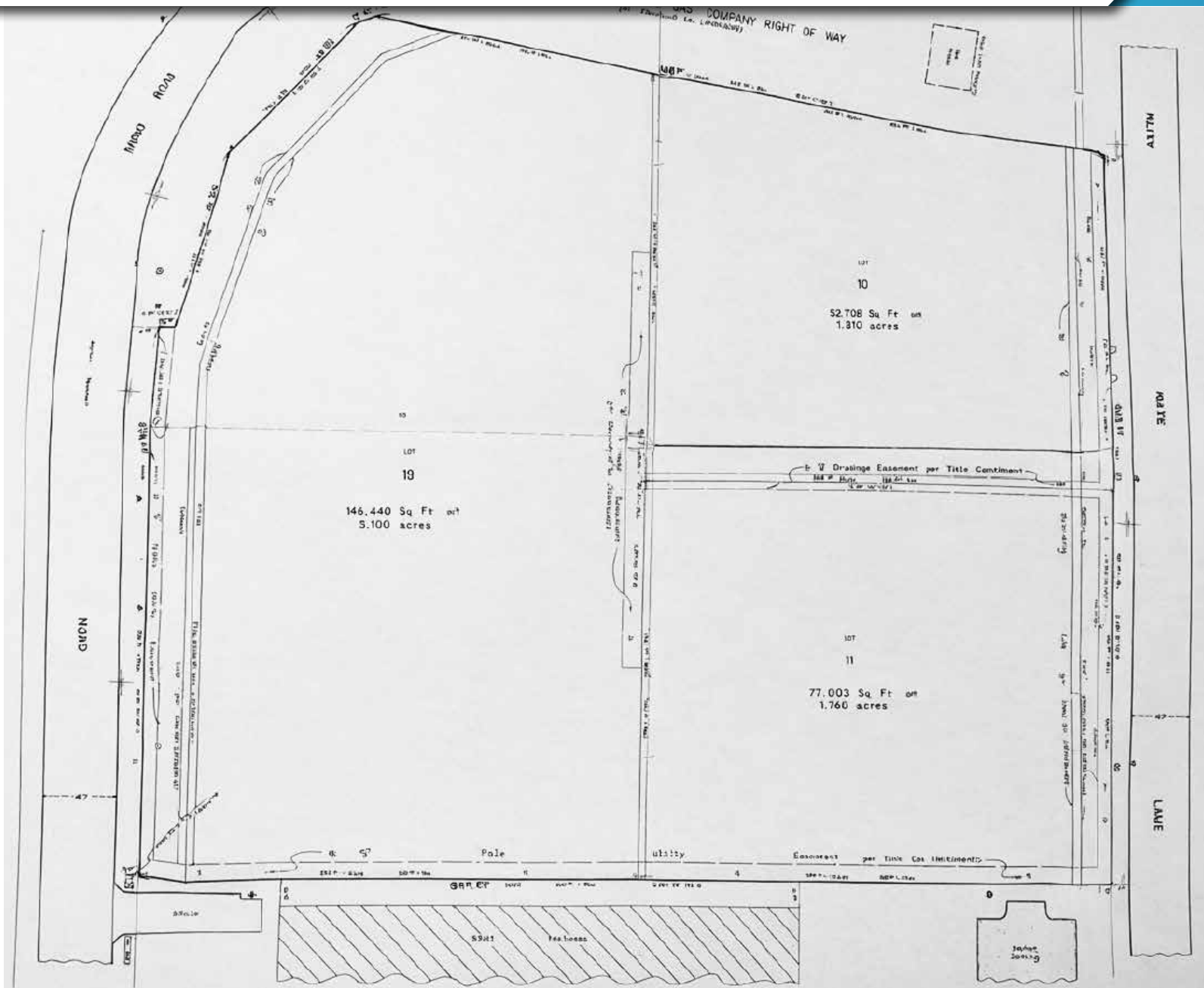
+/- 6.75  
ACRES

1700 PENNY LANE | SCHAUMBURG

SITE PLAN / AERIAL | 6

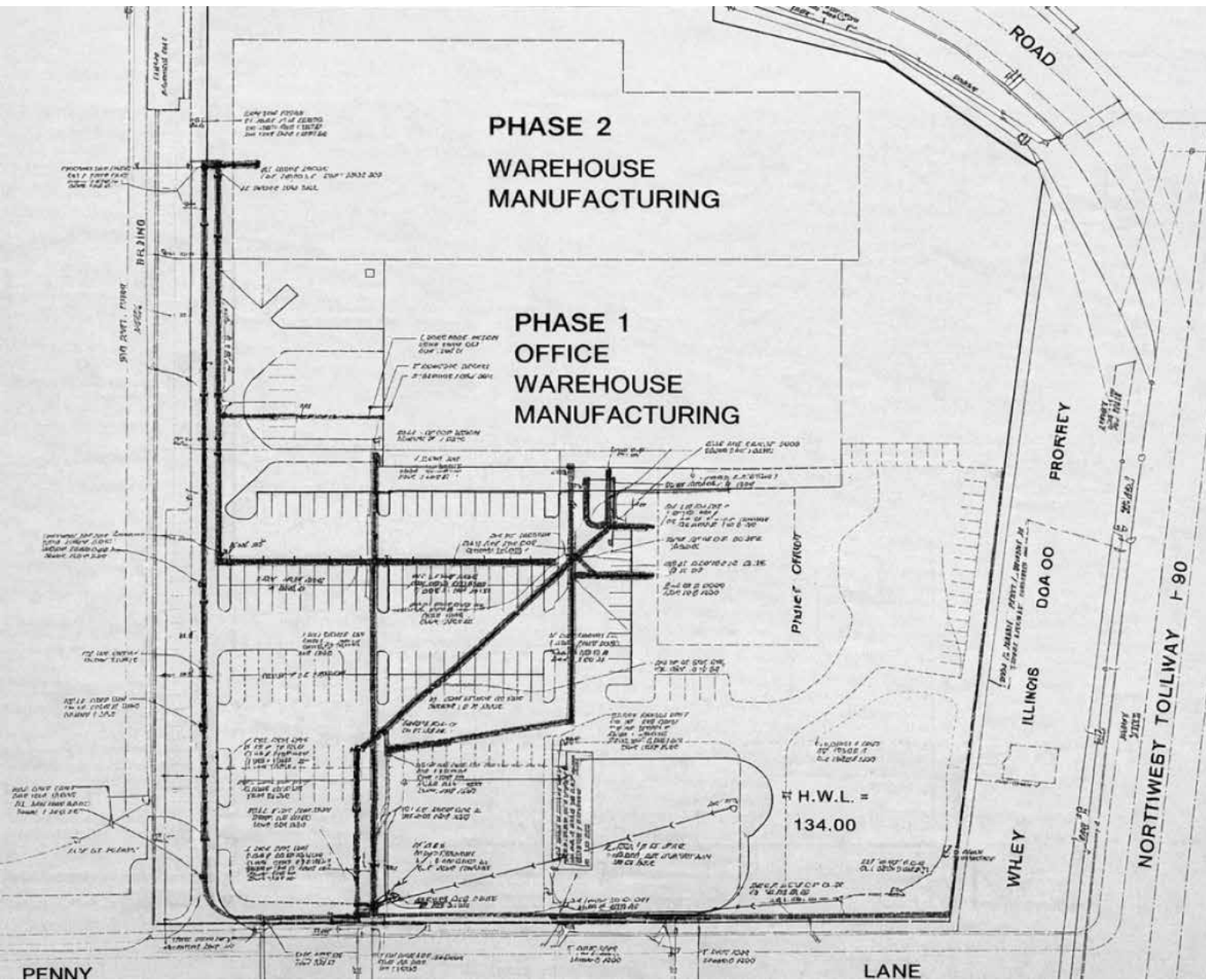


# Survey

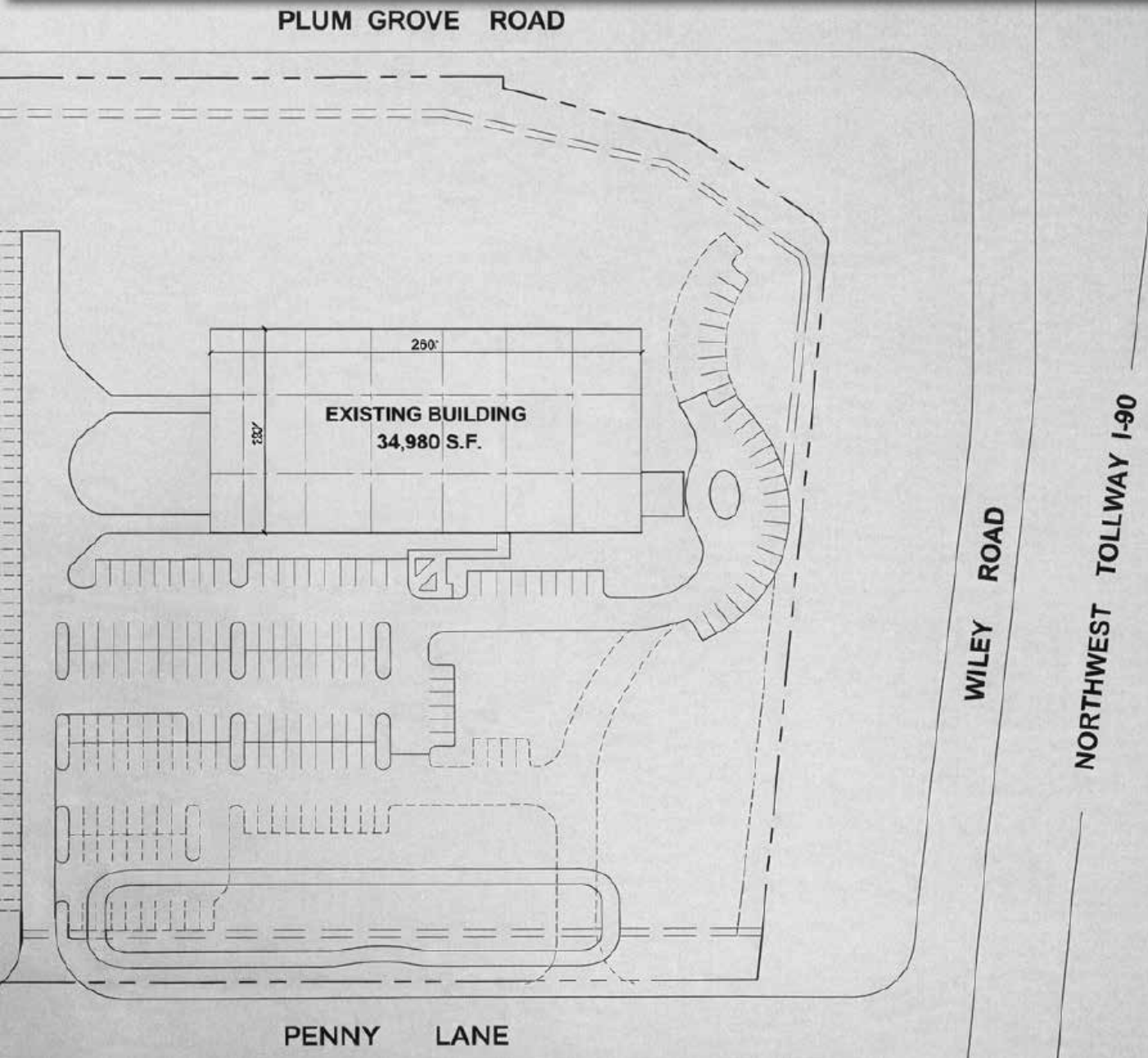




# Potential Expansion Plan

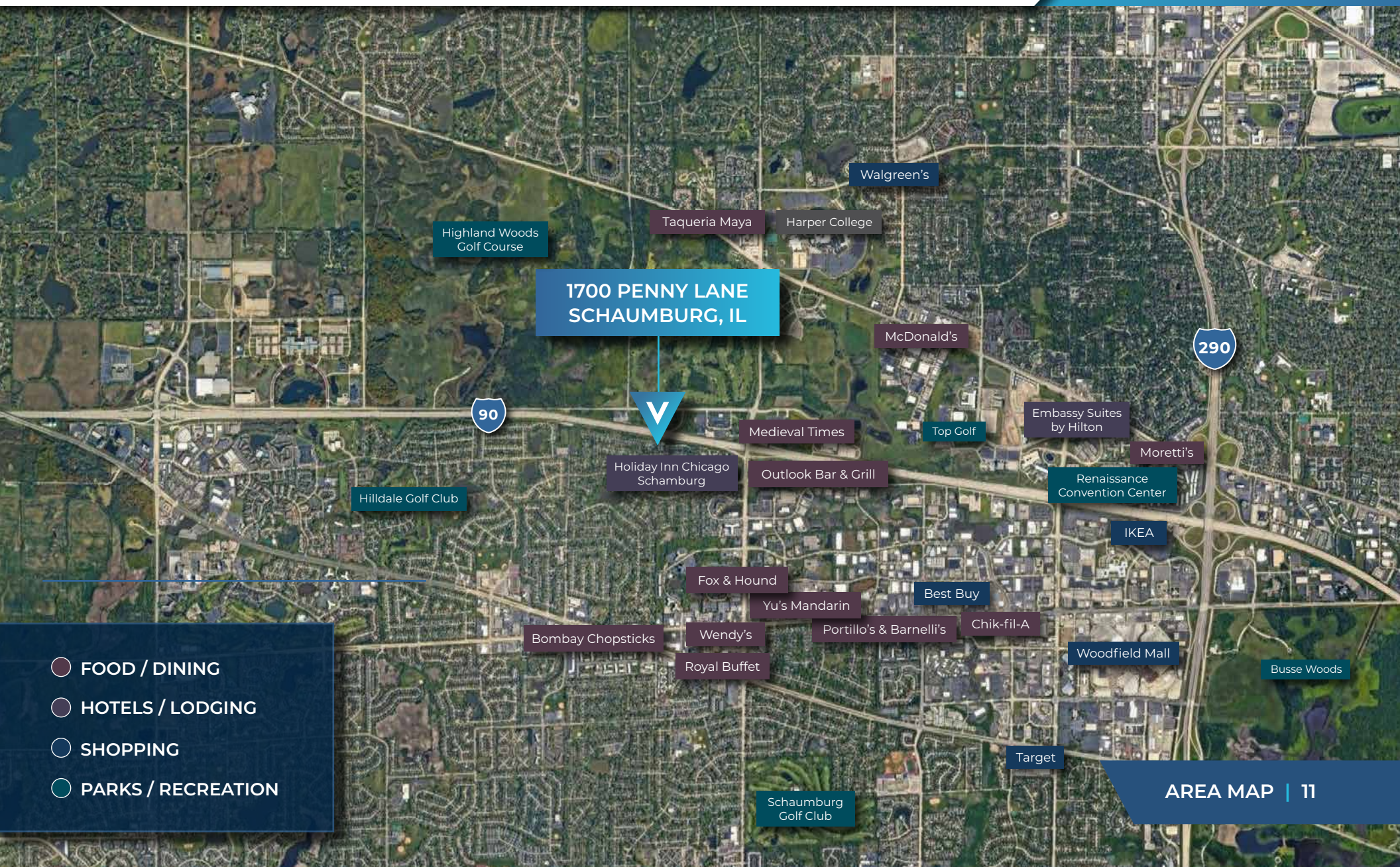


# Potential Parking Site Plan



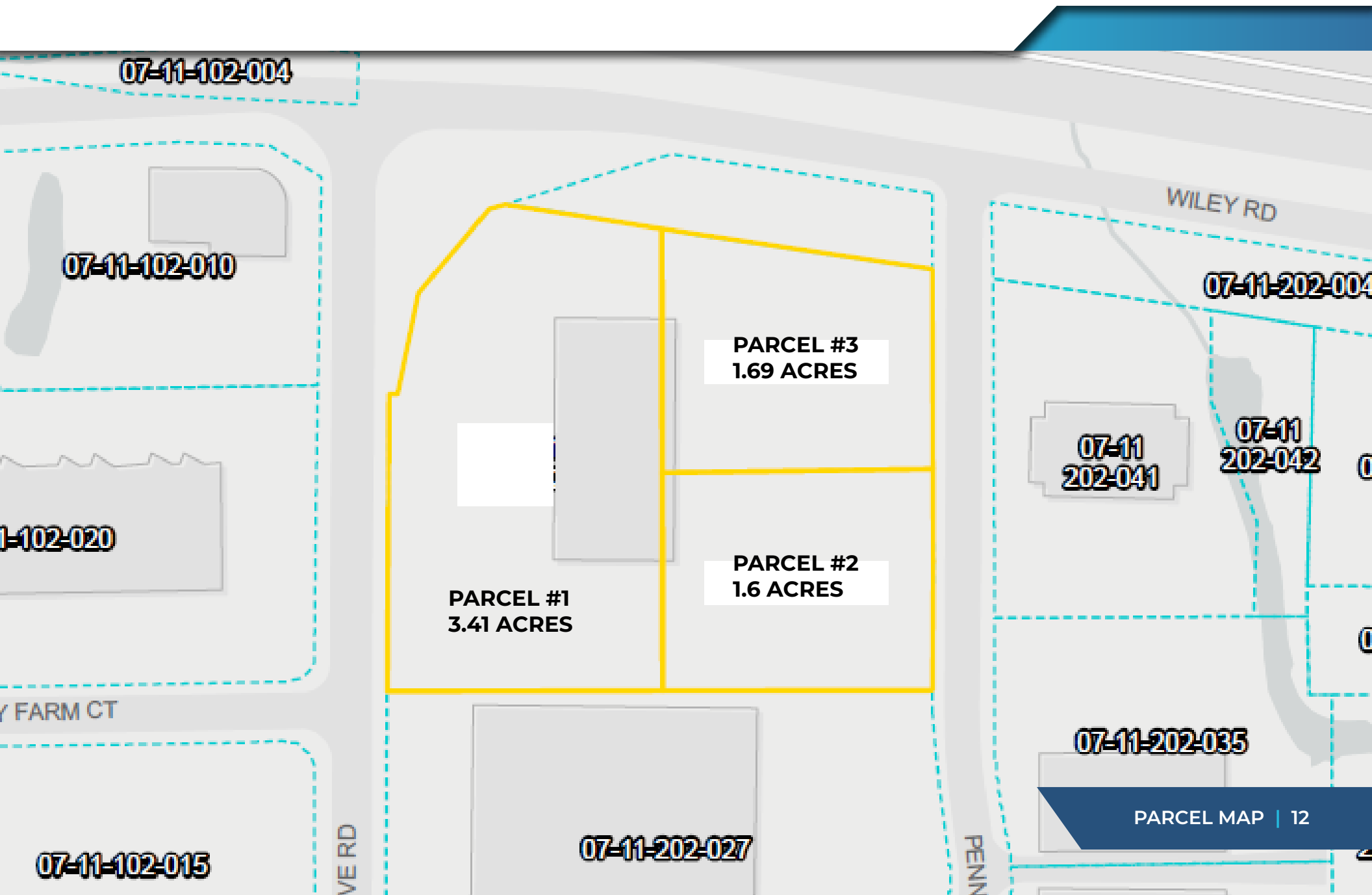


# Area Map





# Parcel Map





# Property Details

## GENERAL INFORMATION

### ADDRESS

1700 PENNY LANE

### CITY, STATE

SCHAUMBURG, ILLINOIS

### ZIP CODE

60173

### COUNTY

COOK

### MARKET

NORTHWEST COOK SUBMARKET

### INTERSECTION

PENNY LANE & WILEY RD

### BUILDING TYPE

SINGLE USER INDUSTRIAL  
BUILDING

### SQUARE FEET

34,980 SF

### YEAR BUILT

1988

### WAREHOUSE CEILING HEIGHT

18'

### INTERIOR OFFICE SPACE LIGHTING

LED

### FLOORING

6" CONCRETE



# Building / Site Information

## SITE INFORMATION

### LOT SIZE

6.75 ACRES

### ZONING

M-1 MANUFACTURING

### PINS/TAXES (BASED ON 2024 TAX YEAR)

07-11-202-028-000 (\$127,370.61)

07-11-202-029-000 (\$46,934.84)

07-11-202-030-000 (\$43,488.03)

TOTAL: \$217,793.48 (\$6.22 PSF)

### FLOOD ZONE

NO

## EXTERIOR INFORMATION

### PARKING

89 SPACES

### MONUMENT SIGNAGE

BUILDING AND MONUMENT  
SIGNAGE AVAILABLE

### LOADING/DELIVERY DOCK

8X10 LOADING DOCK

### DRIVE IN DOOR

TWO 12 X 14 DRIVE-IN DOORS

### ROOF

MEMBRANE ROOF REPLACED IN  
2015 WITH 15 YEAR WARRANTY

## MEP INFORMATION

### HVAC

8 UNITS, 3 REPLACED IN 2022  
ENTIRE BUILDING CONDITIONED  
3 NOT OPERATIONAL

### ELECTRICAL/POWER

1600 AMP (480V - 3 PHASE)

### FIRE SPRINKLER

FULLY SPRINKLED WITH A WET TYPE OF FIRE  
SUPPRESSION SYSTEM

## UTILITY PROVIDERS

### ELECTRICITY

COMED

### GAS

NICOR

### HIGH-SPEED COMMUNICATION

COMCAST, CLEAR  
CONNECT, VINACOM

### WATER

VILLAGE OF SCHAUMBURG

### SANITARY SEWER

VILLAGE OF SCHAUMBURG

### STORM WATER

VILLAGE OF SCHAUMBURG

## EQUIPMENT INFORMATION

### CRANE BAYS

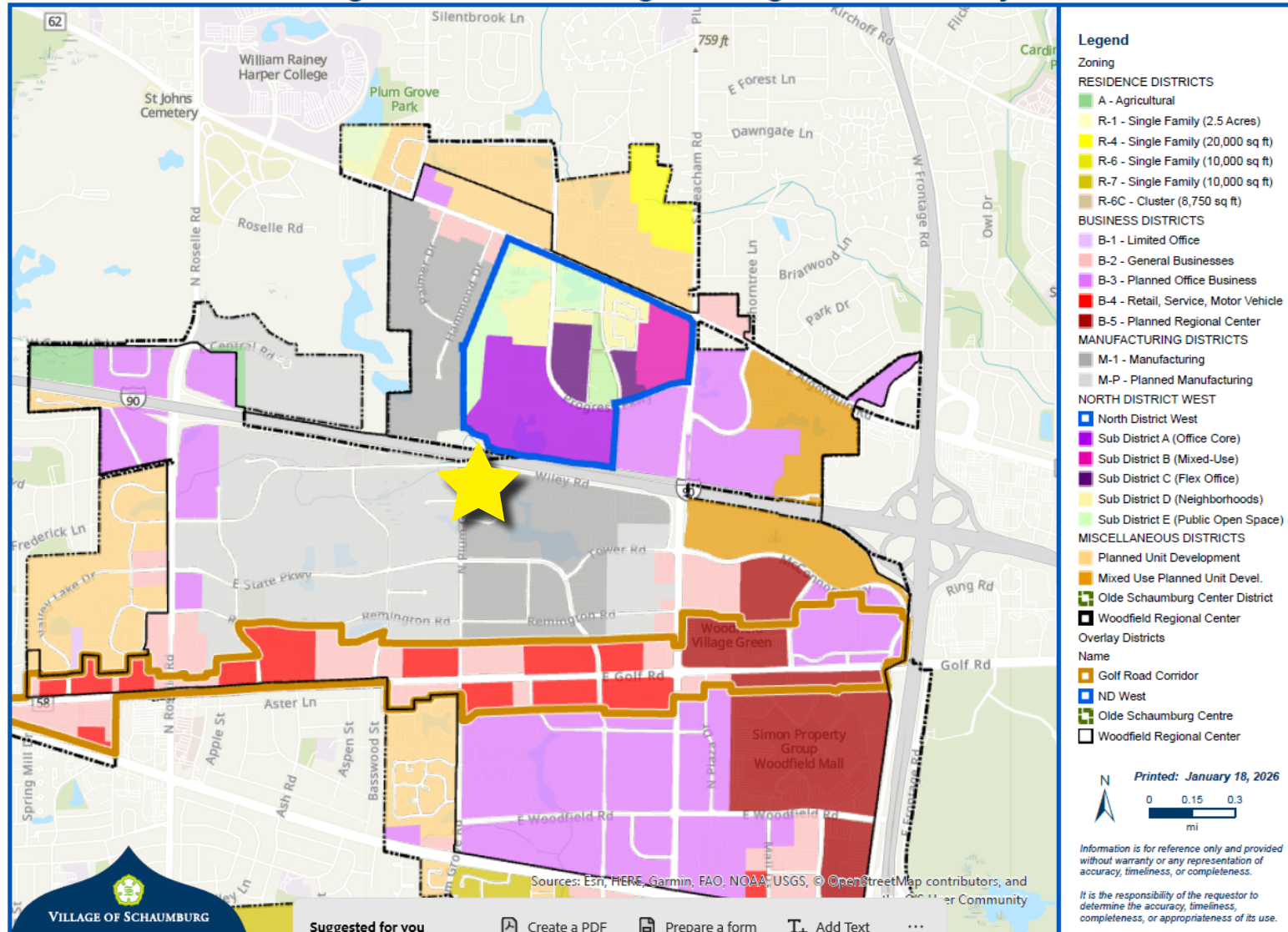
ONE 3 TON CRANE

ONE 15 TON CRANE



# Zoning (M-1)

## Village of Schaumburg Zoning - 1700 Penny



# Photos - Exterior





# Photos - Interior Office





# Photos - Interior Warehouse







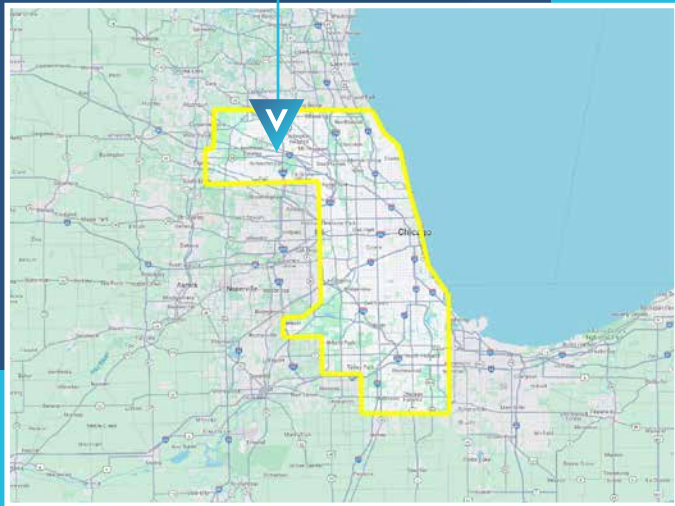
# Market Overview

1700 PENNY LANE | SCHAUMBURG

# Market Overview

Source: [www.villageofschaumburg.com](http://www.villageofschaumburg.com)

1700 PENNY LANE  
SCHAUMBURG, IL



COOK COUNTY

## SCHAUMBURG AREA

Located just 30 miles outside Chicago and about 11 miles west of O'Hare International Airport, Schaumburg is the premier suburban business destination in Illinois. In the past 60 years, with vision and thoughtful planning, Schaumburg has transformed from a small farming community into a thriving economic center that is home to more business in Illinois than any other community outside of Chicago. The village's businesses provide support to the community's 78,000 residents, 80,000 employees and the northwest suburbs by offering professional and high-quality services and goods.

Beyond this distinction as the economic center of the northwest suburbs, Schaumburg is a community of neighbors with first-rate services and amenities offering those who live here a high-quality life. Schaumburg offers a variety of unique opportunities that can satisfy anyone's particular craving. Residents can attend a concert or the Farmers Market in the Town Square, take in theater and other shows at the Al Larson Prairie Center for the Arts, visit the Trickster Cultural Center (Native-owned and operated art gallery), discover family fun at Legoland Discovery Center, enjoy independent league baseball at Wintrust Field, or use any of the nationally recognized Schaumburg Park District facilities. Additionally, the Schaumburg Township District Library is the second-largest public library in Illinois, with more than one million visitors each year.

77.1K

CITY POPULATION

\$93,690

HOUSEHOLD INCOME

5.2 MILLION

POPULATION

ROOSEVELT  
UNIVERSITY

COLLEGE/UNIVERSITIES

WOODFIELD MALL  
ZURICH NORTH AMERICA  
SCHOOL DISTRICT 54  
MOTOROLA SOLUTIONS  
PAYLOCITY

COLLEGE/UNIVERSITIES



# Schaumburg Area Submarket Industrial Market Statistics

## Existing Industrial in Schaumburg Submarket

Market	Inventory SF	Available SF	Vacancy Rate %	12 Mo Net Absorption	Months on Market	Market Rent
Chicago MSA	1.5B	127M	5.60%	5.1M	9.2	\$96.00
Schaumburg Area Submarket	77.9M	7.2M	5.90%	(427K)	6	\$122.00
Schaumburg	11.4M	431K	2.80%	(45.5K)	3.9	\$125.00

\*Statistics for Schaumburg Existing Industrial

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FOR MORE INFORMATION CALL OR TEXT:



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