

Offering Memorandum

FOR SALE

Class A | 34,980 SF
Industrial Building

Situated on +/- 6.75 Acres

1700 PENNY LANE | SCHAUMBURG, IL

VERSA
REAL ESTATE SERVICES

VersaRES.com





Disclosure

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

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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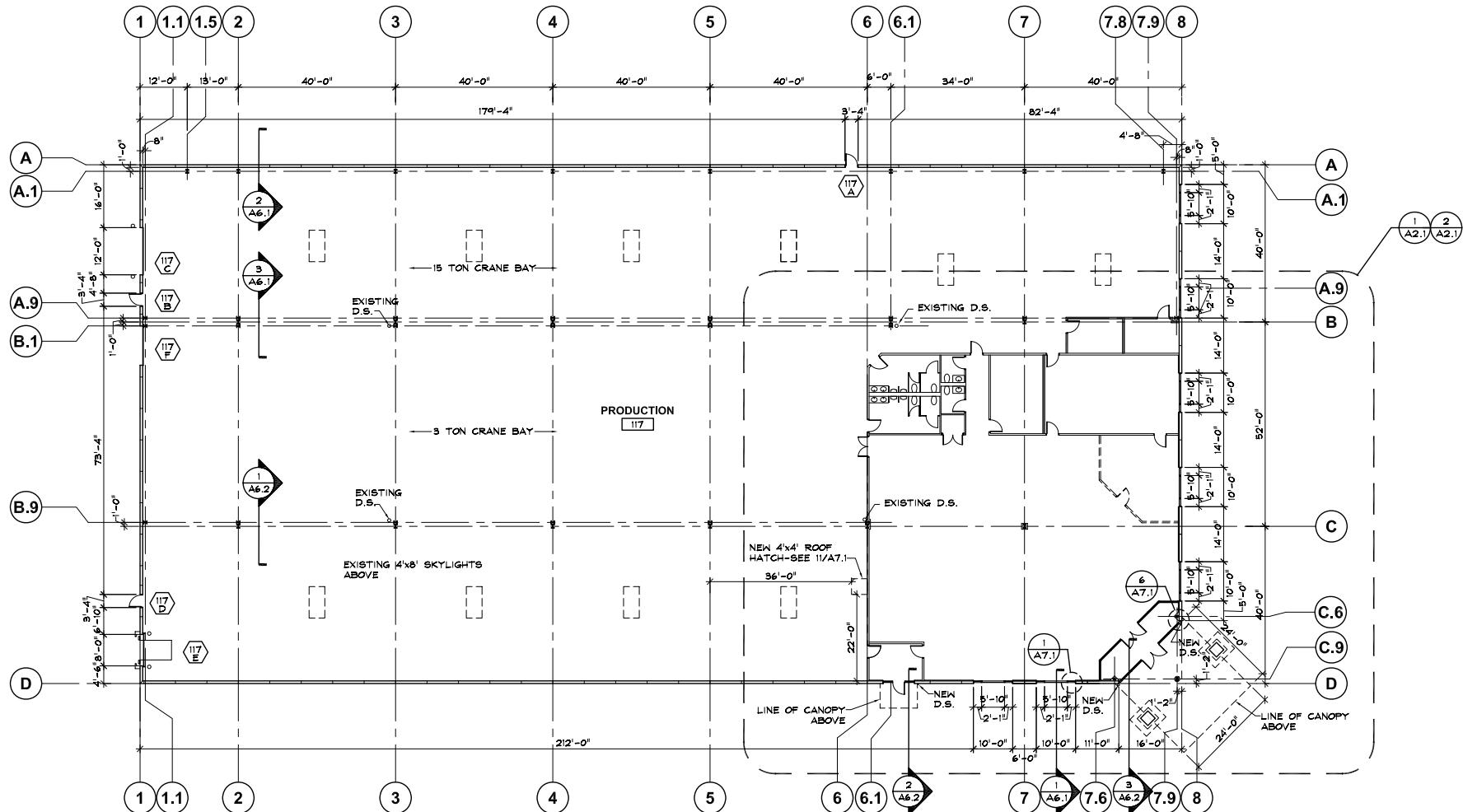


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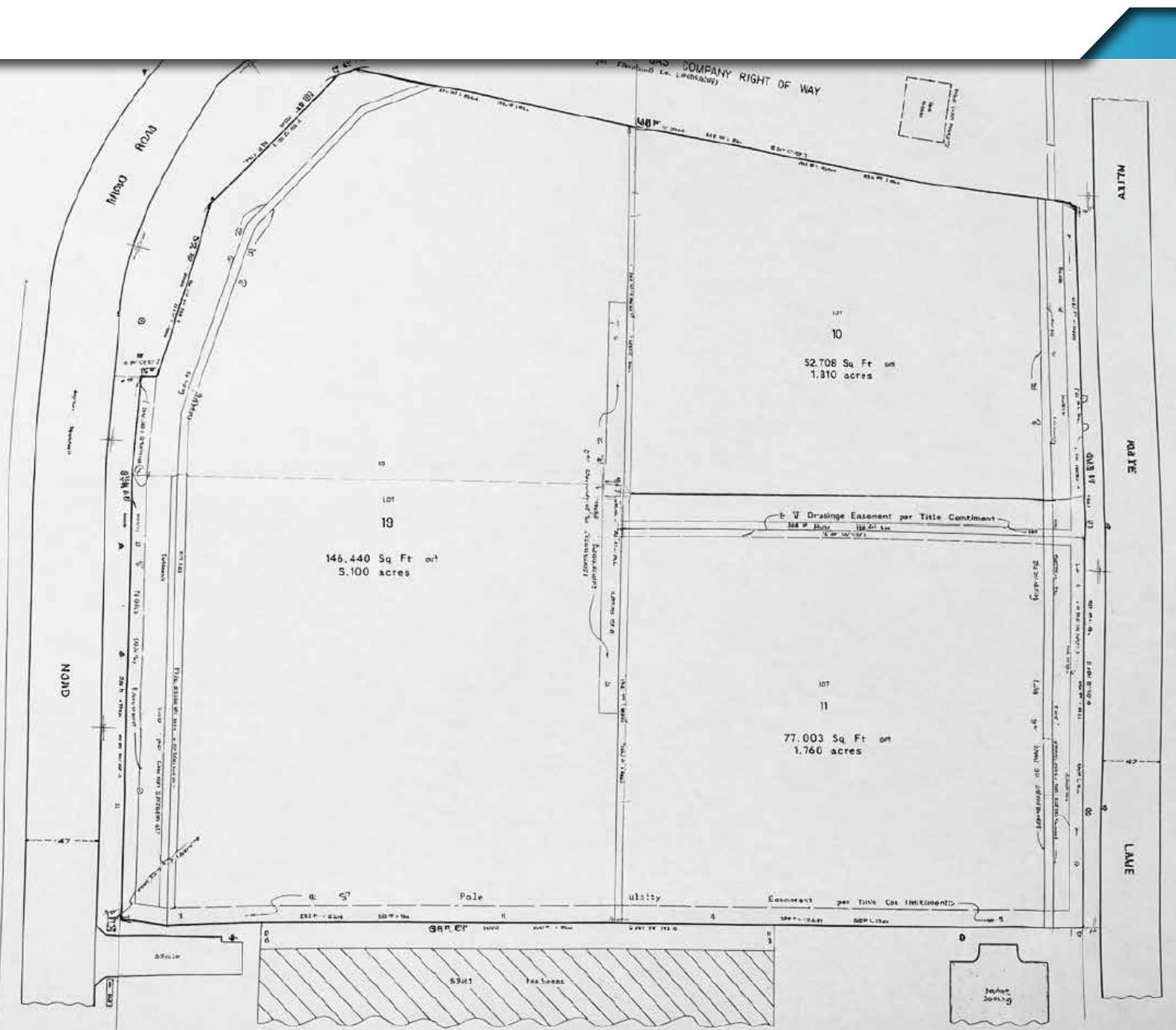
Site Plan / Local Aerial



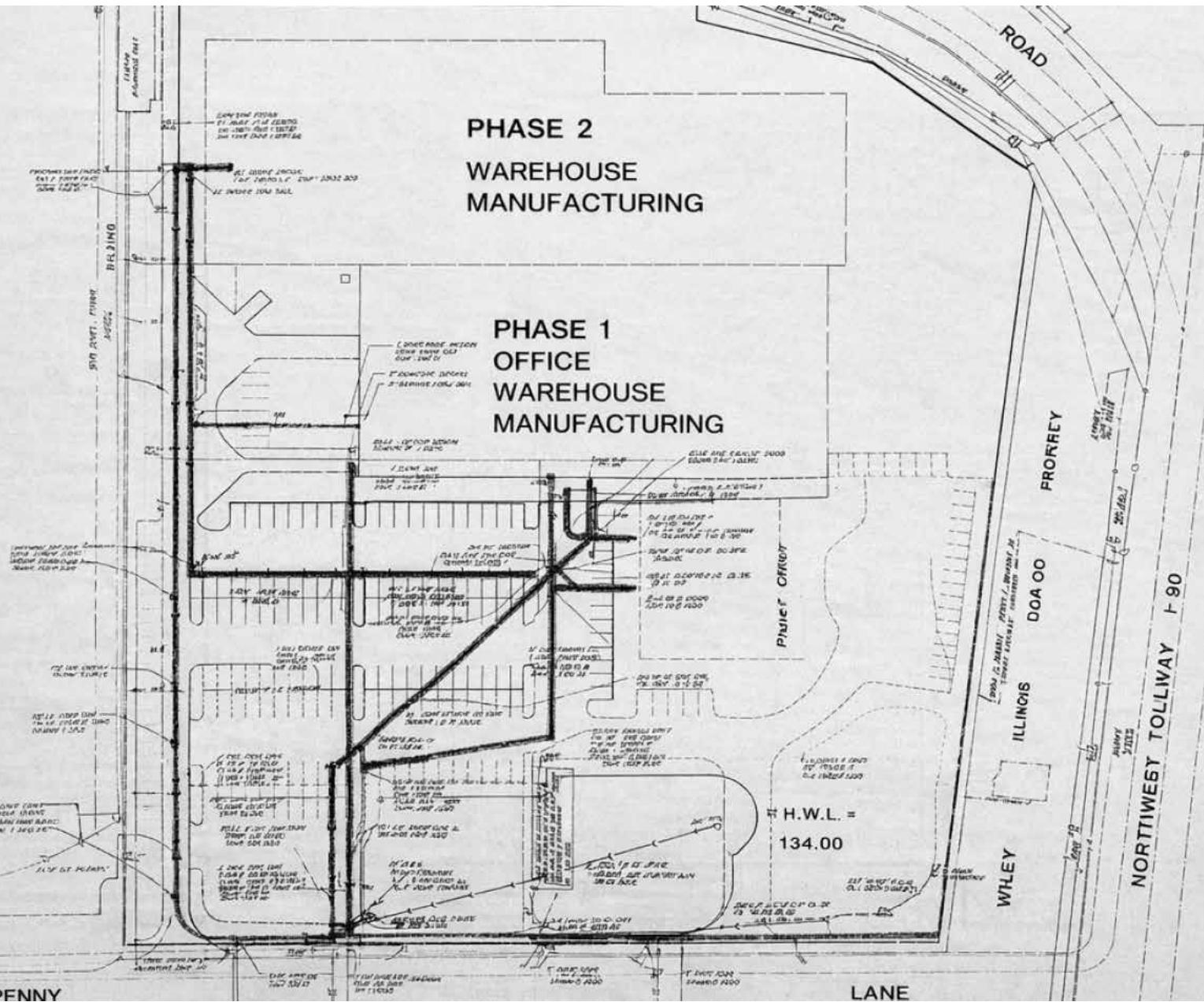
Floorplan



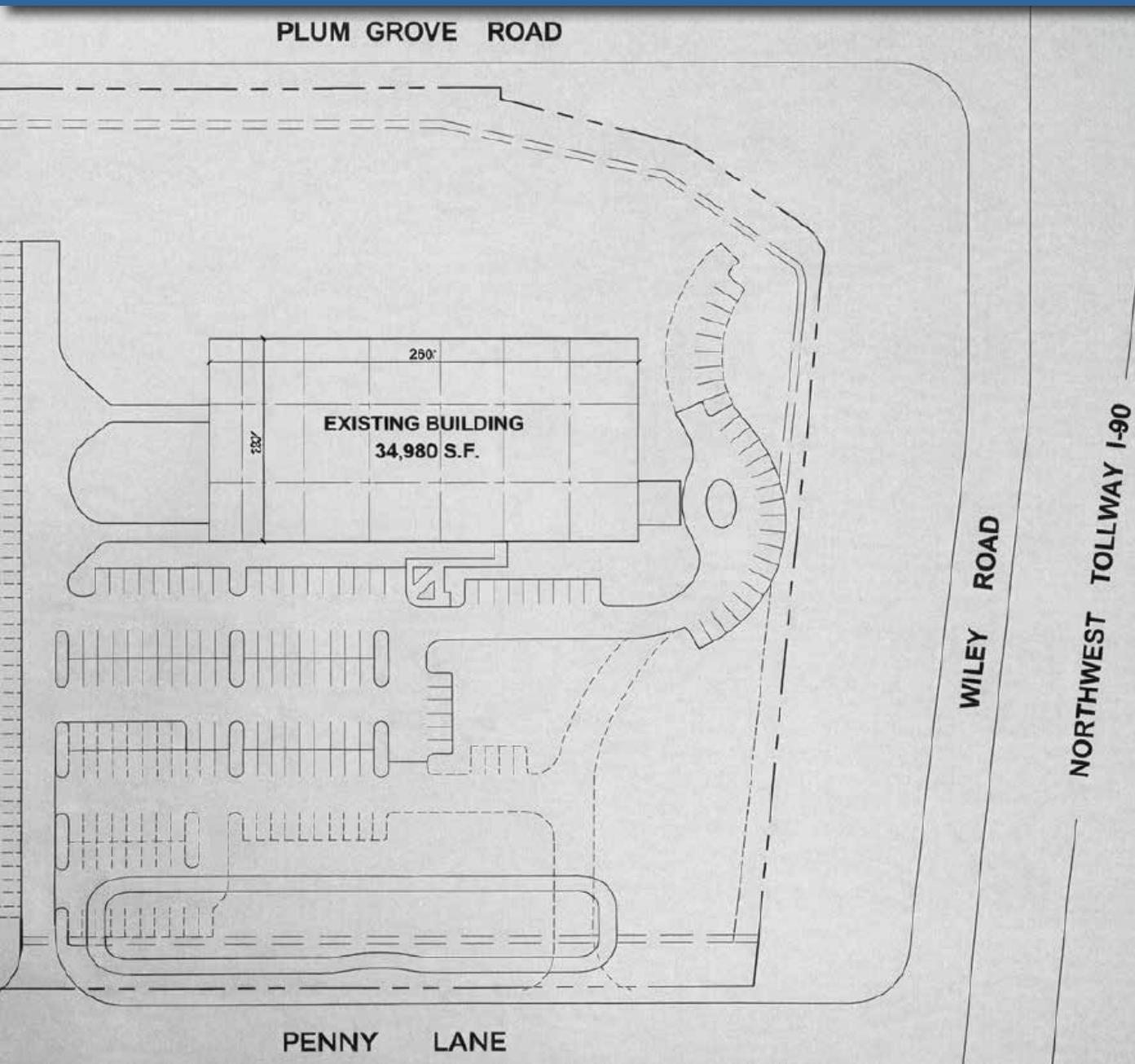
Survey



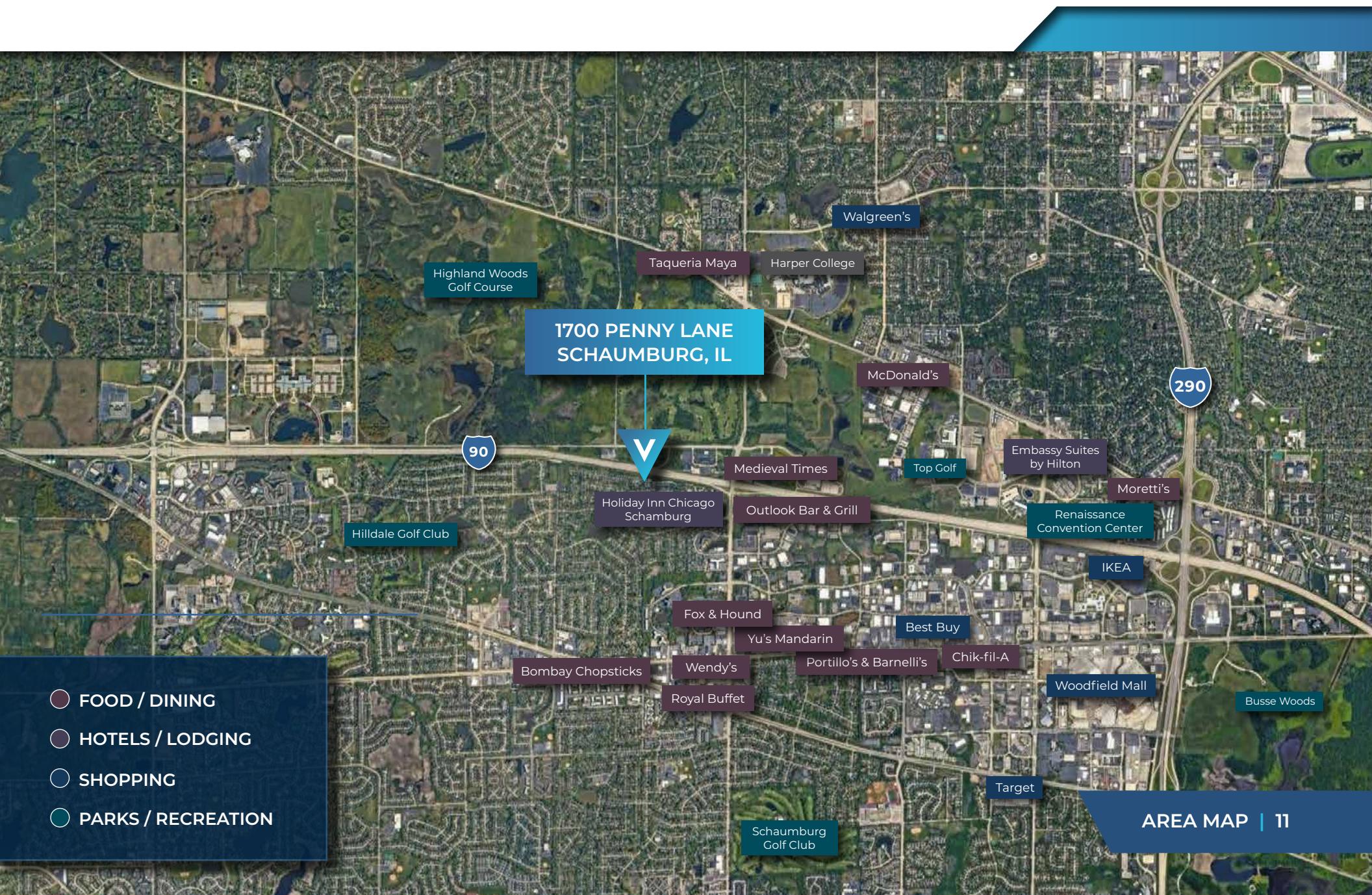
Potential Expansion Plan



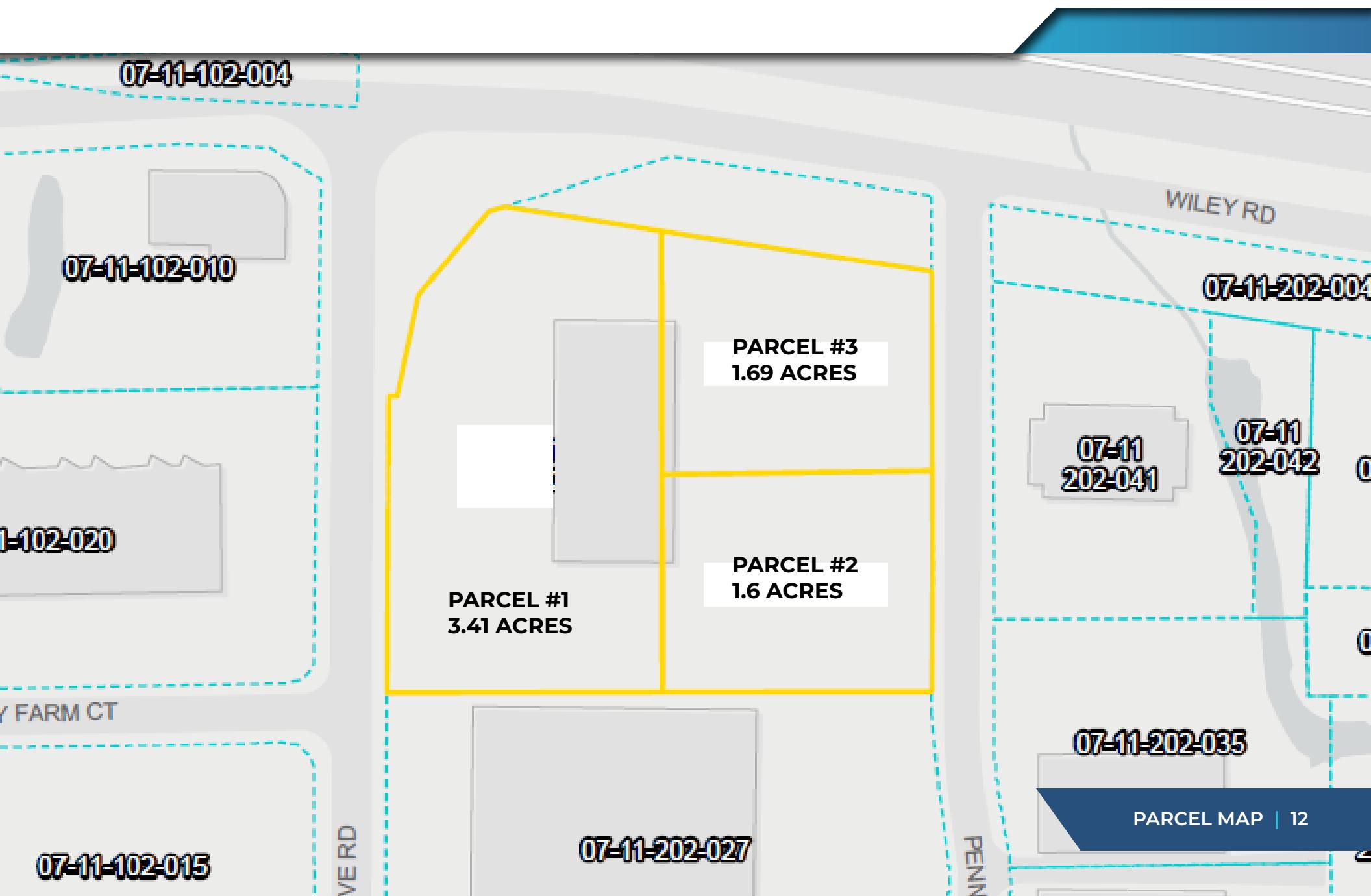
Potential Parking Site Plan



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

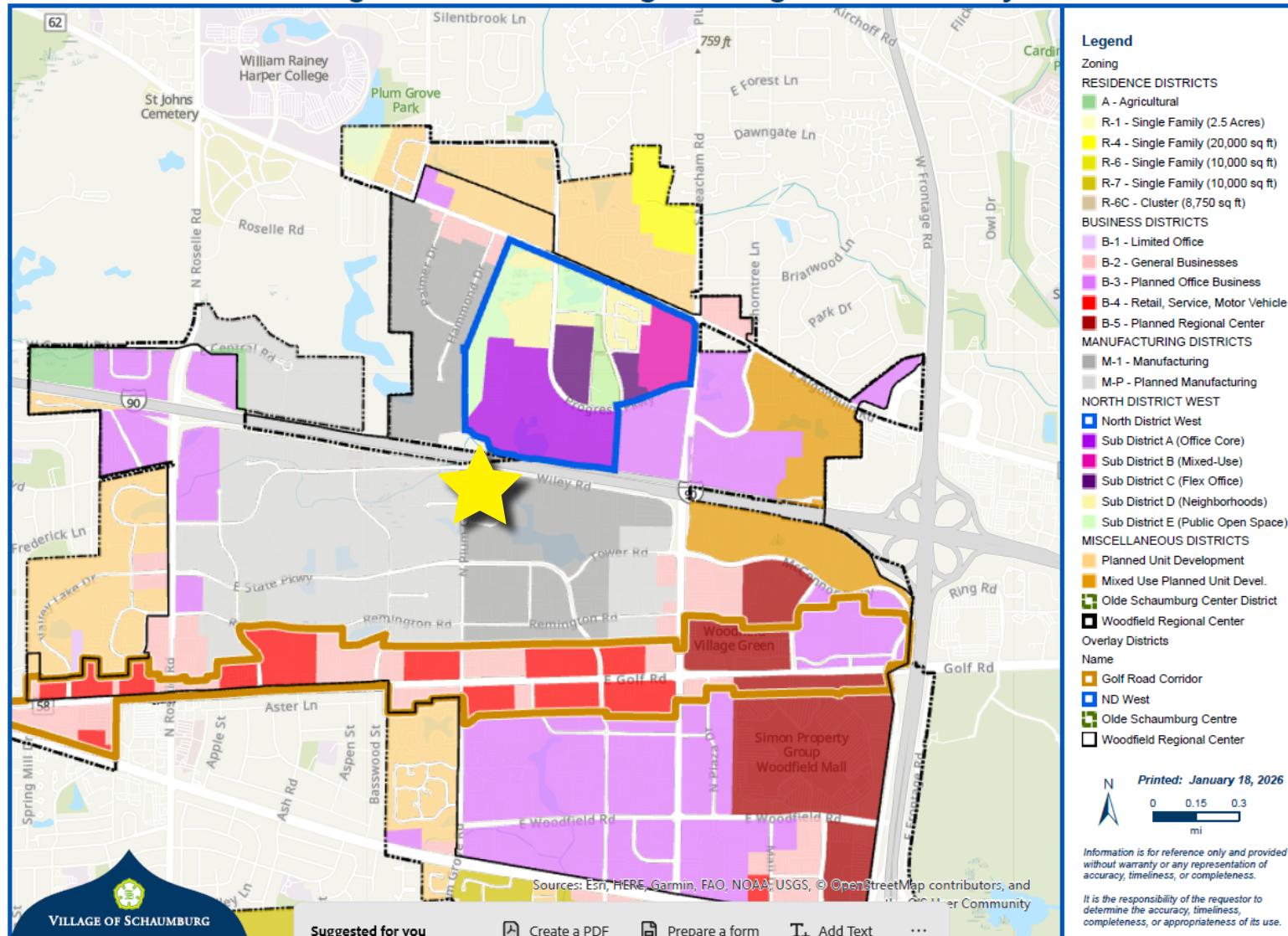
EQUIPMENT INFORMATION

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 | 19



Market Overview



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.

Source: www.villageofschaumburg.com

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

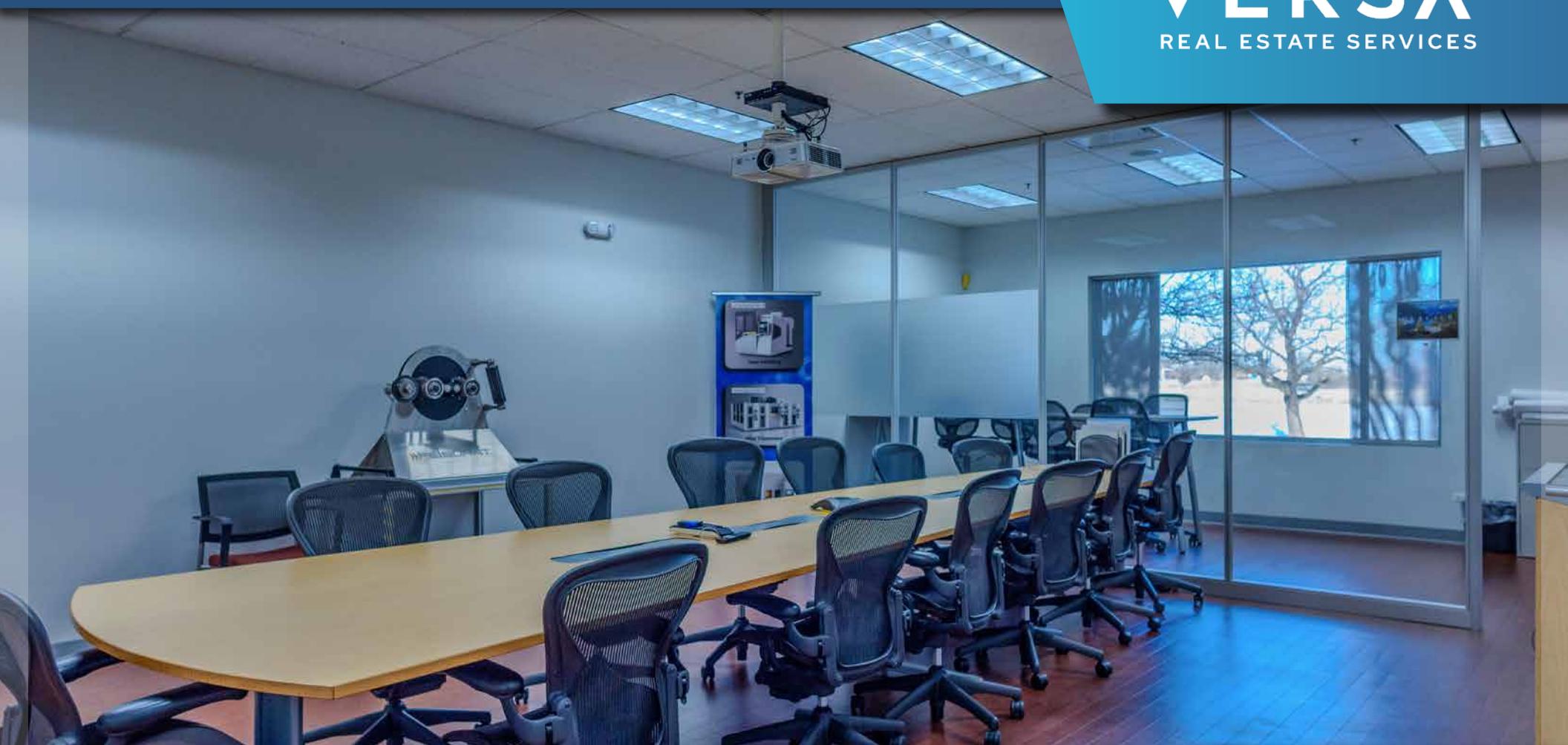
Existing Industrial in Schaumburg Submarket

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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