

±46,559 SF
INDUSTRIAL
BUILDING FOR
SUBLEASE

Tenant
Incentive
Available!

Sublease
Through
4/30/2028

Flexible
Deal
Terms


TRANSWESTERN
REAL ESTATE
SERVICES

865 MUIRFIELD DRIVE

Hanover Park, IL 60133
[Property Website](#)



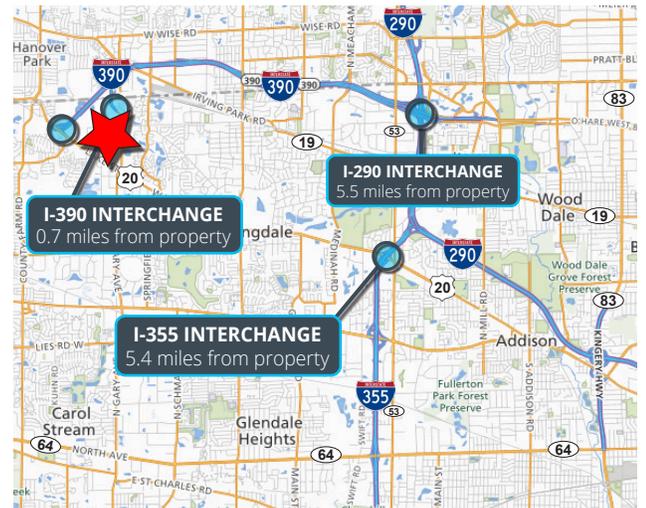
TENANT INCENTIVE: \$9.95 PSF MG Year 1 on a Qualified Deal*
*(*Qualified Deal must signed by February 28, 2026)*

SPECIFICATIONS

- Building Size: ±46,559 SF
- Land Area: ±3.28 AC
- Office Size: ±7,272 SF
- Ceiling Height: 24'
- Loading: 4 Ext Docks / 1 DID
- Power: 800A 480V
- Parking: ±92 Cars
- Sprinklers: Yes
- Heating: Gas
- Year Built: 1993
- Construction: Precast
- **Sublease Rate: \$11.25 PSF MG**

HIGHLIGHTS

- Sublease available through 4/30/2028
- Flexible deal terms
- Overflow / short-term storage available
- High-image, standalone facility
- Recently upgraded power
- Abundant parking
- Two mezzanine areas
- Expanded in 1999
- Zoned I (Industrial)
- Close proximity to I-390 (Elgin-O'Hare Tollway)



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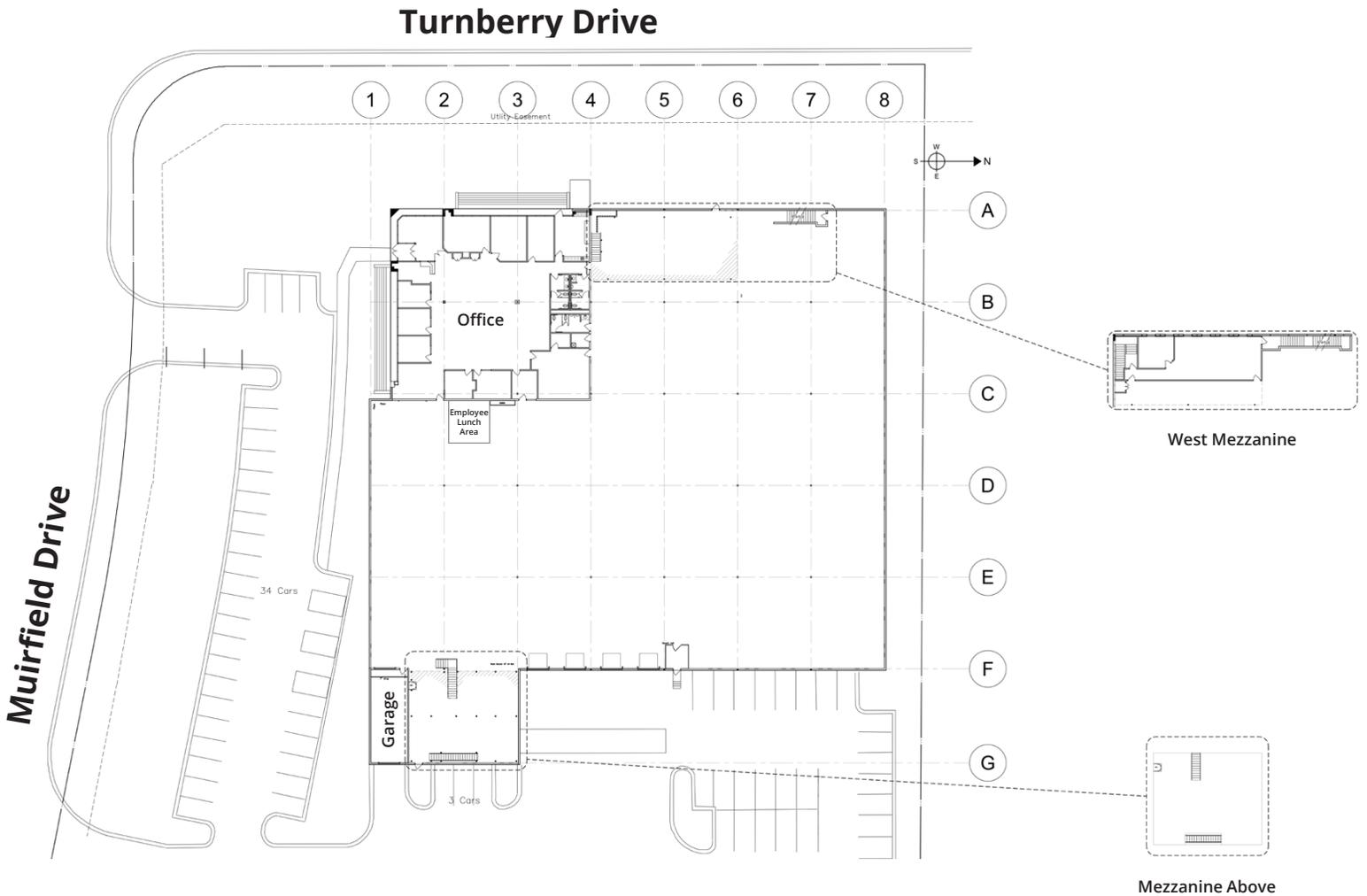
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SITE PLAN



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PROPERTY PHOTOS



DRIVE-IN DOOR



LOADING DOCKS



BIRD'S EYE VIEW



AERIAL VIEW

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