

# 720 Hastings Drive, Buffalo Grove IL

8,750 SF



## FOR SALE: 8,750 SF USDA

UNIT SIZE: 8,750 SF (Unit B)

OFFICE: 2,100 SF

LOADING: 1 Docks, 1 Drive-In Door

POWER: 600 Amps

CEILING HEIGHT: 14' Clear

SPRINKLERED: Yes

PARKING: 11 Spaces

TAXES: \$1.78 PSF

ASKING PRICE: Subject to Offer

- USDA Approved
- Drains
- Freezer and Cooler
- 200 SF Kitchen Prep Area with Floor Drains
- Great Southern Lake County Location
- Easy Access to Lake Cook Rd. and Expressway
- Lower Lake County Taxes

SCAN FOR LISTING



**ENTRE**  
Commercial Realty LLC

Brian Bocci, SIOR  
847-310-4296  
bbocci@entrecommercial.com

The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

## SITE PLAN

DECLARATION, AS AMENDED FROM TIME TO TIME, OF THE UNDIVIDED INTERESTS IN THE COMMON ELEMENTS AS SET FORTH IN THE  
PARCEL 2:  
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-1 THRU P-21, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE  
SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 2974325  
COMMONLY KNOWN AS: 710-20 HASTINGS LN., BUFFALO GROVE, IL

"AREA OF PROPERTY"  
SHOWN HEREON  
43,298.64 SQ. FT.  
OR 0.994 ACRES

PAULINE AVE.

HASTINGS LN.

**SOLD**

**AVAILABLE**

UNIT A  
8,750 SF  
2,100 SF OFFICE  
1 DOCK, 1 DRIVE-IN DOOR

1 STORY BRICK BUILDING NO. 710-20  
(BLDG. HEIGHT 16.85)

UNIT B  
8,750 SF  
1,000 SF OFFICE  
200 SF PREP KITCHEN  
FREEZER/COOLER/DRAINS  
1 DOCK, 1 DRIVE-IN DOOR

NOTE:  
THE PROPERTY SHOWN HEREON REFLECTS MATTERS OF TITLE AS CONTAINED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 00075474.  
EFFECTIVE DATE: FEBRUARY 21, 2012.

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADDED AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17097C0242F. EFFECTIVE DATE: SEPTEMBER 1, 1997.

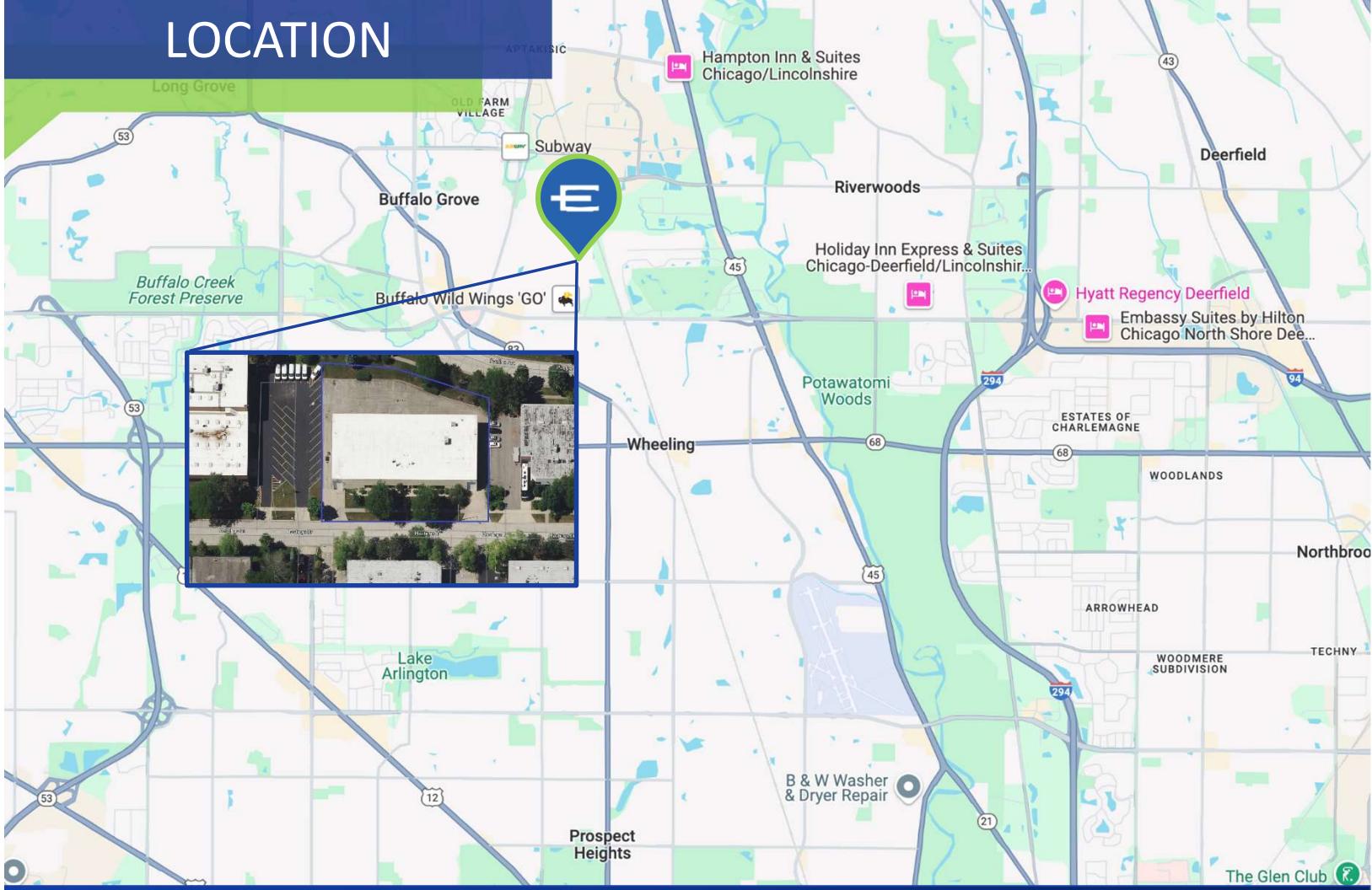
TOTAL NUMBER OF EXTERIOR STRIPED PARKING STALLS SHOWN HEREON = 25 WHICH INCLUDES 1 HANICAP STALL.

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# LOCATION



## 710-720 Hastings Drive, Buffalo Grove IL

Ideally situated in Buffalo Grove's established and thriving industrial corridor, this strategic location offers easy access to major roadways including Lake Cook Road, IL-53, and I-294, facilitating smooth distribution and commuting. Located in a well-maintained business park environment, the area benefits from strong municipal support and a skilled suburban workforce. Its placement in a clean, quiet, and professionally developed setting makes this an appealing investment opportunity for owner-users or developers looking to establish or expand their presence in the north suburbs of Chicago.