

±90,000 SF

AVAILABLE FOR SALE

Class A HQ Facility

2600 Forbs Avenue

Hoffman Estates, Illinois 60192

PROPERTY HIGHLIGHTS

- ±90,000 SF Class A facility
 - ±62,500 SF - 1st floor
 - ±12,500 SF - 2nd floor
 - ±15,000 SF - lower level
- ±21,153 SF warehouse/R&D space
- ±19.43 acre site
- 27' clear height
- 167 parking spaces (expandable to ±300 spaces)
- 2 truck level docks (expandable)
- 3,000 amp, 277/480 volt electrical service
- Fully air-conditioned facility
- Located in Class A Prairie Stone Business Park
- Excellent tollway visibility with immediate I-90 access via two interchanges
- 20 miles to O'Hare Airport
- State of the Art R&D/Tech facility with tollway visibility
- Sale Price: Subject To Offer



±90,000 SF
FACILITY



2 TRUCK LEVEL
DOCKS



FULLY AIR-
CONDITIONED
FACILITY



3000 AMPS @
277/480 VOLTS
POWER
SERVICE



27' CLEAR
HEIGHT



167
CAR PARKING
SPACES

Contact

Kelly Disser

+1 630 317 0721

kdisser@hiffman.com

Michael J Freitag

+1 630 693 0652

mfreitag@hiffman.com

Bill Byrne

+1 630 389 8907

bbyrne@hiffman.com

TJ Feeny

+1 630 693 0680

tfeeny@hiffman.com

NAIHiffman
Commercial Real Estate Services, Worldwide

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

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PROPERTY SPECIFICATIONS

- ± 90,000 SF CLASS A HQ FACILITY
- ± 19.43 ACRE SITE
- 27' CLEAR HEIGHT
- 167 PARKING SPACES (EXP TO ±300)
- 2 TRUCK LEVEL DOCKS (EXP)
- 3,000 AMP, 277/480 VOLTS POWER SERVICE
- FULLY AIR-CONDITIONED FACILITY
- LOCATED IN CLASS A PRAIRIE STONE BUSINESS PARK
- EXCELLENT TOLLWAY VISIBILITY WITH IMMEDIATE I-90 ACCESS VIA TWO INTERCHANGES
- 20 MILES TO O'HARE AIRPORT
- STATE OF THE ART R&D/TECH FACILITY WITH TOLLWAY VISIBILITY



CORPORATE NEIGHBORS

- | | | | |
|--|---|---|--|
| PLANMECA
HOFFMAN ESTATES IL | VIRGINIA MARY HAYTER
HOFFMAN | STAR SU | NOW ARENA |
| IAA CHICAGO NORTH | HIDEAWAY BREW GARDEN | BOSCH REXROTH
CORPORATION | PANASONIC CONNECT
NORTH AMERICA |
| BEVERLY MATERIALS | TATE & LYLE | HONDA TRAINING CENTER | CMIC INC |
| ADESA CHICAGO | TRANSFORMCO | HIGH ROAD SCHOOL OF
HOFFMAN ESTATES | CETCO |
| LIFE CHANGERS
INTERNATIONAL CHURCH | SIS FINANCIAL GROUP | I-CAR | REGUS-HOFFMAN ESTATES
PRAIRIE STONE |
| HOFFMAN ESTATES
FIRE DEPARTMENT | COBU ARCHITECTURE
STUDIO, PLLC | THE CLUB AT PRAIRIE
STONE | COMPANION INSURANCE CO |
| S DGW | FUTABA CORPORATION
CHEM PLATE INDUSTRIES | KINDERCARE AT
PRAIRIE STONE | CHICAGO MARRIOTT
NORTHWEST |
| SEARS HEATING AND
AIR CONDITIONING | WT GROUP | SENSIENT | SHADLEY KANE DENTAL |
| AMBRIA COLLEGE OF
NURSING | EDGE ELECTRICAL SYSTEMS | CABELA'S | |
| DARUL QASIM COLLEGE | SILESIA FLAVORS | HOLIDAY INN EXPRESS
& SUITES CHICAGO | |
| WELLS FARGO COMM'L
DISTRIBUTION FINANCE | ANTHONY ERNEY,
RE CLOSING | MAIN EVENT
HOFFMAN ESTATES | |
| THE SALVATION ARM
CENTRAL TERRITORY | HEIDNER PROPERTY
MANAGEMENT | THE SADDLE ROOM | |
| | LEOPARDO CONSTRUCTION | | |

SITE PLAN

CONCEPTUAL REDEVELOPMENT PLAN



Site plan can be modified to suit your requirements





2600 FORBS AVENUE is a ±90,000 SF Class A HQ facility (expandable) ideally suited to accommodate office/showroom, R&D, production or other high-tech uses. Located in Class A Prairie Stone Business Park - award winning world-class HQ facility.

NOTABLE DISTANCES	Drive Miles (One-Way)	Drive Minutes (One-Way)
I-90 Expressway	0.5	3
I-290 Expressway	10.0	17
I-355 Expressway	17.0	28
I-294 Expressway	22.2	26
I-88 Expressway	27.2	45
Sutton Road (Route 59)	0.5	4
O'Hare Airport (via I-90 E)	20.3	21
Chicago Business District	36.3	60

DEMOGRAPHICS (BASED ON A 5-MILE RADIUS)



168,101

TOTAL POPULATION



\$104,386

AVG. HOUSEHOLD INCOME



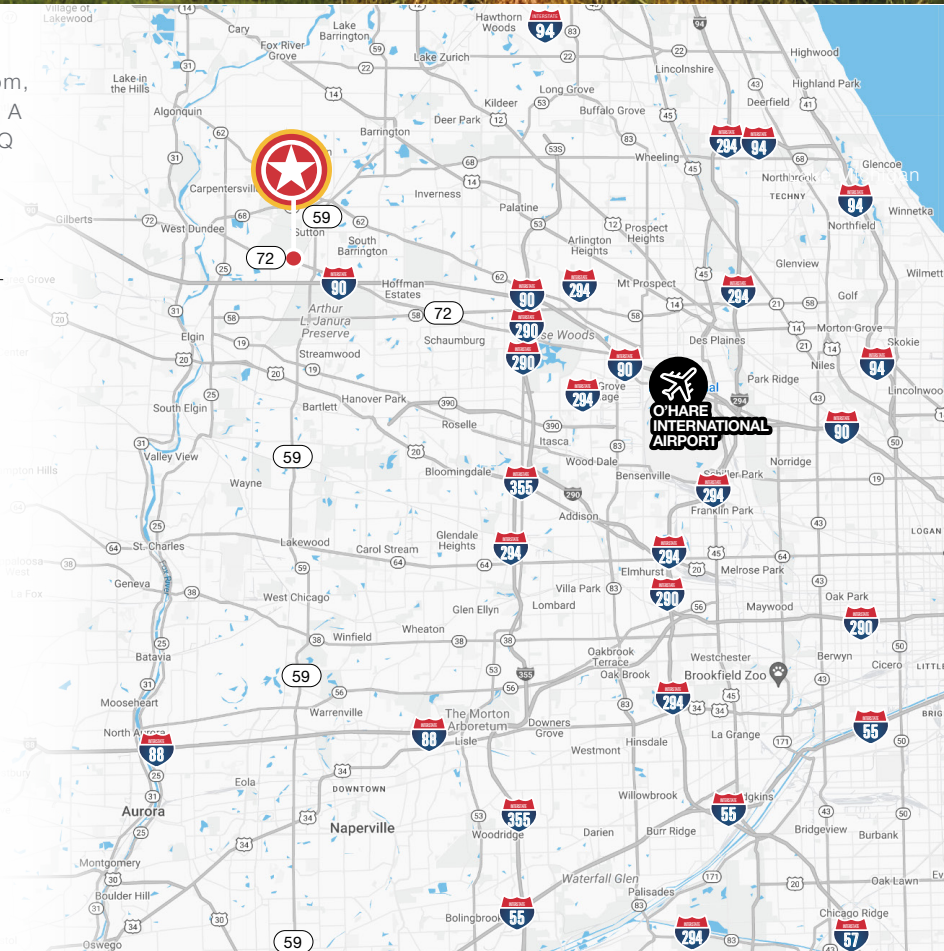
31.0%

BACHELOR'S DEGREE+



71,595

LABOR FORCE



Contact

Kelly Disser

+1 630 317 0721

kdisser@hiffman.com

Michael J Freitag

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