

# 865 Muirfield Drive

## INDUSTRIAL BUILDING FOR SUBLEASE

865 Muirfield Drive, Hanover Park, IL 60133

[Property Website](#)

±46,559 SF  
Available

Tenant Incentive  
Available!

Sublease Through  
April 30, 2028

Flexible Deal  
Terms

**TENANT INCENTIVE: \$9.95 PSF MG Year 1 on a Qualified Deal\***  
*(\*Qualified Deal must be signed by May 31, 2026)*



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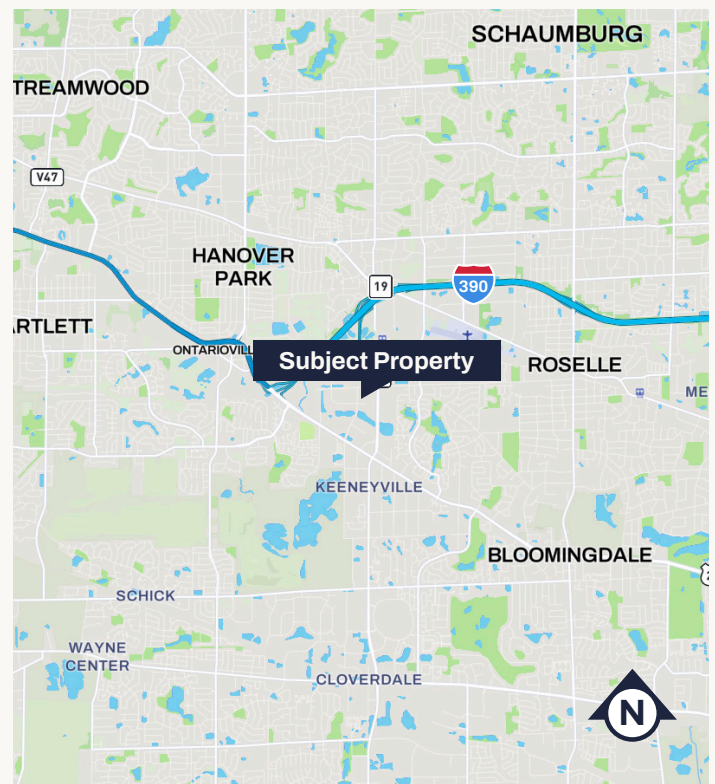
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## Property Highlights

- Sublease available through 4/30/2028
- Flexible deal terms
- Overflow/short-term storage available
- High-image, standalone facility
- Well-distributed 480 volt power
- Abundant 60-car parking
- Two mezzanine areas
- In-place office furniture available
- Close proximity to I-390 (Elgin-O'Hare Tollway)

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	±60 Cars
SPRINKLERS	Yes
HEATING	Gas
YEAR BUILT	1993
ZONING	I (Industrial)
CONSTRUCTION	Precast
SUBLEASE RATE	\$11.25 PSF MG



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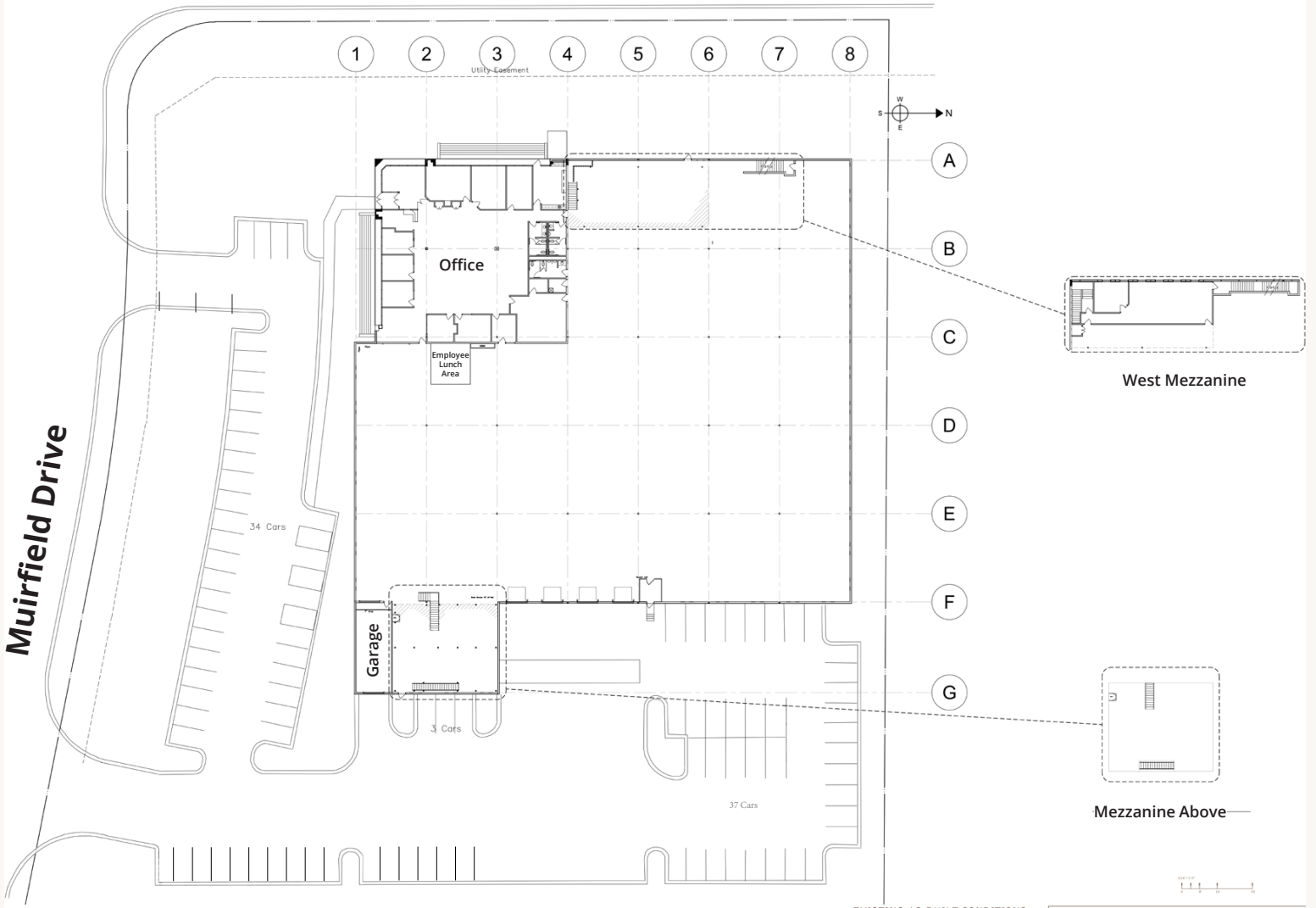
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### Turnberry Drive



### SITE PLAN

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DRIVE-IN DOOR



LOADING DOCKS



BIRD'S EYE VIEW

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