

**SALE**

# Hoffman Estates Industrial Building

**1200 W HIGGINS RD**  
Hoffman Estates, IL 60169

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$500,000
<b>BUILDING SIZE:</b>	3,855 SF
<b>LOT SIZE:</b>	19,700 SF
<b>PRICE / SF:</b>	\$129.70
<b>YEAR BUILT:</b>	1975
<b>ZONING:</b>	B-2

### PROPERTY OVERVIEW

Experience the potential of this highly visible 3,855 SF building on a 19,700 SF lot, zoned B-2, well-suited for Industrial and Manufacturing endeavors. Right off of busy Higgins Road, this property features 5 overhead doors, 3 vehicle lifts, 2 private offices, 2 bathrooms, one large showroom and a mezzanine floor.

### LOCATION OVERVIEW

Discover the potential of Hoffman Estates, IL as an ideal location for your next Industrial or Manufacturing venture. Positioned in the dynamic Northwest Chicago industrial market, this location right off of busy Higgins Road provides seamless access to major transportation arteries, including I-90 and I-290, ensuring efficient logistics and connectivity for your business.

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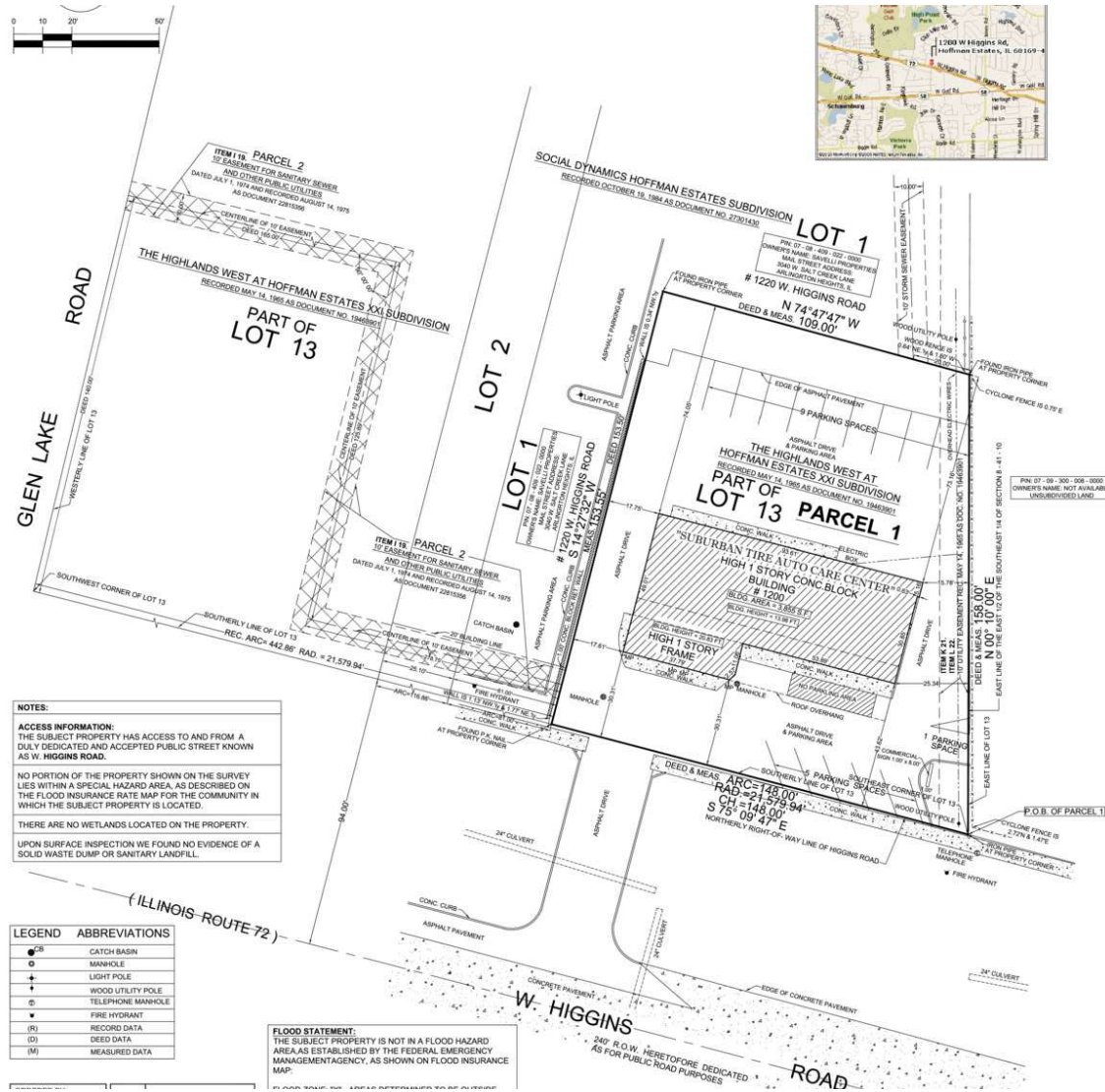
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# SURVEY



## ALTA / ACSM LAND TITLE SURVEY OF

**PARCEL 1:**  
 THAT PART OF LOT 13 IN BLOCK 192 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXI BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 AND THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HOFFMAN ESTATES, SCHMAMBERG TOWNSHIP, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13, BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HIGGINS ROAD WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE NORTHWARD ALONG THE SAID EAST LINE AND THE EAST LINE OF SAID LOT 13, NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 180.00 FEET; THENCE NORTH 14 DEGREES 47 MINUTES 47 SECONDS WEST, A DISTANCE OF 109.00 FEET; THENCE SOUTH 14 DEGREES 27 MINUTES 32 SECONDS WEST, A DISTANCE OF 153.94 FEET TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY LINE OF HIGGINS ROAD; THENCE EASTWARD ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, BEING A CURVED LINE CONVEYED TO THE NORTH OF 21.57894 FEET IN RADIUS, FOR AN ARC LENGTH OF 148.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**  
 AN EASEMENT 10 FEET IN WIDTH IN LOT 13 IN BLOCK 192 IN THE HIGHLANDS WEST AT HOFFMAN ESTATES XXI, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HOFFMAN ESTATES, SCHAMBERG TOWNSHIP, COOK COUNTY, ILLINOIS; THE CENTER LINE OF WHICH IS COMMENCING 140 FEET NORTH OF SOUTHWEST CORNER OF SAID LOT 13 AS MEASURED ALONG THE WEST LINE THEREOF; THENCE EASTWARD AND PARALLEL TO RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 160 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 120.89 FEET TO A POINT; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT 13 TO A POINT BEING 148 FEET WEST OF THE EAST LINE OF SAID LOT 13 IN COOK COUNTY, ILLINOIS; FOR THE BENEFIT OF PARCELS 1 AS CREATED BY JOINT GRANT OF EASEMENT DATED JULY 1, 1974 AND RECORDED AUGUST 14, 1975 AS DOCUMENT 22815309 FOR SANITARY SEWER AND OTHER PUBLIC UTILITIES, ALL IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1200 W. HIGGINS ROAD, HOFFMAN ESTATES, ILLINOIS  
 PERMANENT INDEX NUMBER: 07-08-409-020-000  
 AREA = 19,866 SQ. FT. OR 0.451 ACRE  
 TOTAL PARKING SPACES = 15

**NOTES:**

**ACCESS INFORMATION:**  
 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS W. HIGGINS ROAD.

NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

UPON SURFACE INSPECTION WE FOUND NO EVIDENCE OF A SOLID WASTE DUMP OR SANITARY LANDFILL.

LEGEND	ABBREVIATIONS
⊙	CATCH BASIN
○	MANHOLE
+	LIGHT POLE
⊕	WOOD UTILITY POLE
⊙	TELEPHONE MANHOLE
⚡	FIRE HYDRANT
(R)	RECORD DATA
(D)	DEED DATA
(M)	MEASURED DATA

**FLOOD STATEMENT:**  
 THE SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON FLOOD INSURANCE MAP.

**CHICAGO TITLE INSURANCE COMPANY**  
 COMMITMENT NO.: 1419 N9776863  
 EFFECTIVE DATE: NOVEMBER 4, 2019

**ITEMS CORRESPONDING TO SCHEDULE B:**

**ITEM I 19:**  
 (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCELS 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.  
 (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.  
 (PLOTTED ON THE DRAWING)

**ITEM K 21:**  
 UTILITY EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MAY 14, 1965 AS DOCUMENT 19483901 OVER THE EASTERLY 10 FEET OF THE LAND.  
 (PLOTTED ON THE DRAWING)

**ITEM L 22:**  
 EASEMENT OVER THE EASTERLY 10 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHERS AND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AGRIC. SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH Edison COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED MAY 14, 1965 AS DOCUMENT 19483901.  
 (PLOTTED ON THE DRAWING)

STATE OF ILLINOIS )  
 ) S.S.  
 COUNTY OF COOK )

THE UNDERSIGNED CERTIFIES TO:

- JAMES R. DOHERTY & ASSOCIATES, INC.  
 - CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 11, 12, 13, 15, 16, 17, 18, 19, 20 AND 21 THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

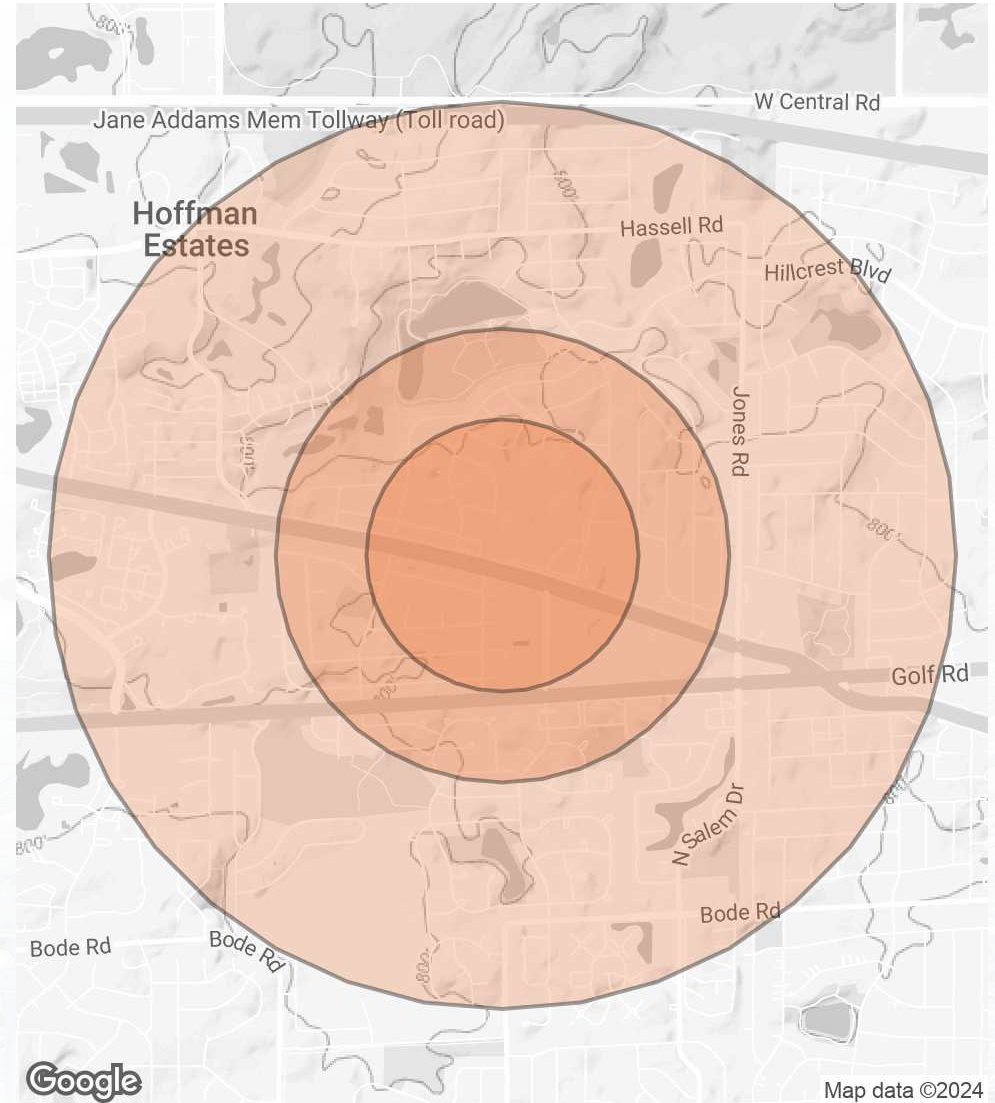
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,007	2,624	16,594
AVERAGE AGE	42	42	41
AVERAGE AGE (MALE)	41	41	40
AVERAGE AGE (FEMALE)	42	43	41

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	324	867	5,893
# OF PERSONS PER HH	3.1	3	2.8
AVERAGE HH INCOME	\$155,615	\$143,184	\$116,921
AVERAGE HOUSE VALUE	\$394,252	\$399,122	\$342,226

Demographics data derived from AlphaMap



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## DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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