

AVAILABLE FOR SALE/LEASE

1400 Busch Parkway

Buffalo Grove, Illinois 60089

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

hiffman.com

PROPERTY HIGHLIGHTS

- 208,842 SF building available for sale with Suite 2 fully leased
- Suite 1: 141,769 SF available for lease divisible to 100,000 SF
- 44,675 SF (2-story) existing office (can be reduced)
- Heavy parking (approximately 20 covered spots)
- Full warehouse A/C
- Power 4,800 Amps (4,000 Amps Suite 1)
- Fully sprinklered (partial ESFR)
- New LED lighting throughout the warehouse of Suite 1
- CAM/Mgmt/Ins: \$1.22/SF (2026 Estimates)
- Taxes: \$1.77/SF (2026 Estimates)
- For Sale or Lease: Subject to offer



141,769 SF
AVAILABLE (DIVISIBLE)
FOR LEASE



24' CLEAR
HEIGHT



4 INTERIOR DOCKS
1 DRIVE IN DOOR



HEAVY POWER
4800 AMPS



400 CAR
PARKING SPACES



FULL WAREHOUSE
A/C

Contact

Mark Moran

+1 630 693 0656
mmoran@hiffman.com

Steve Connolly

+1 630 693 0642
sconnolly@hiffman.com

Terry Herlihy

+1 630 693 0664
therlihy@hiffman.com

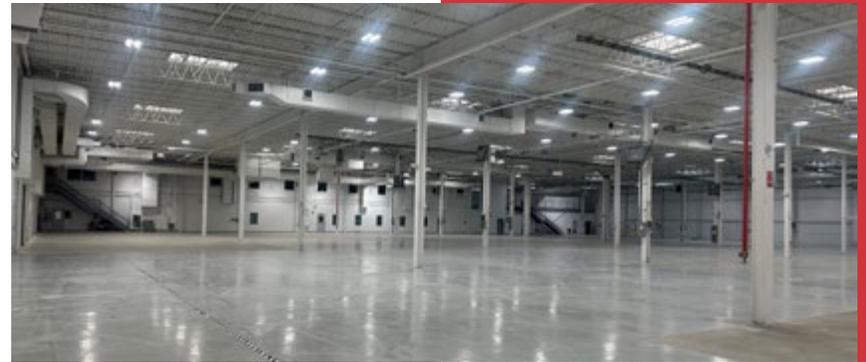
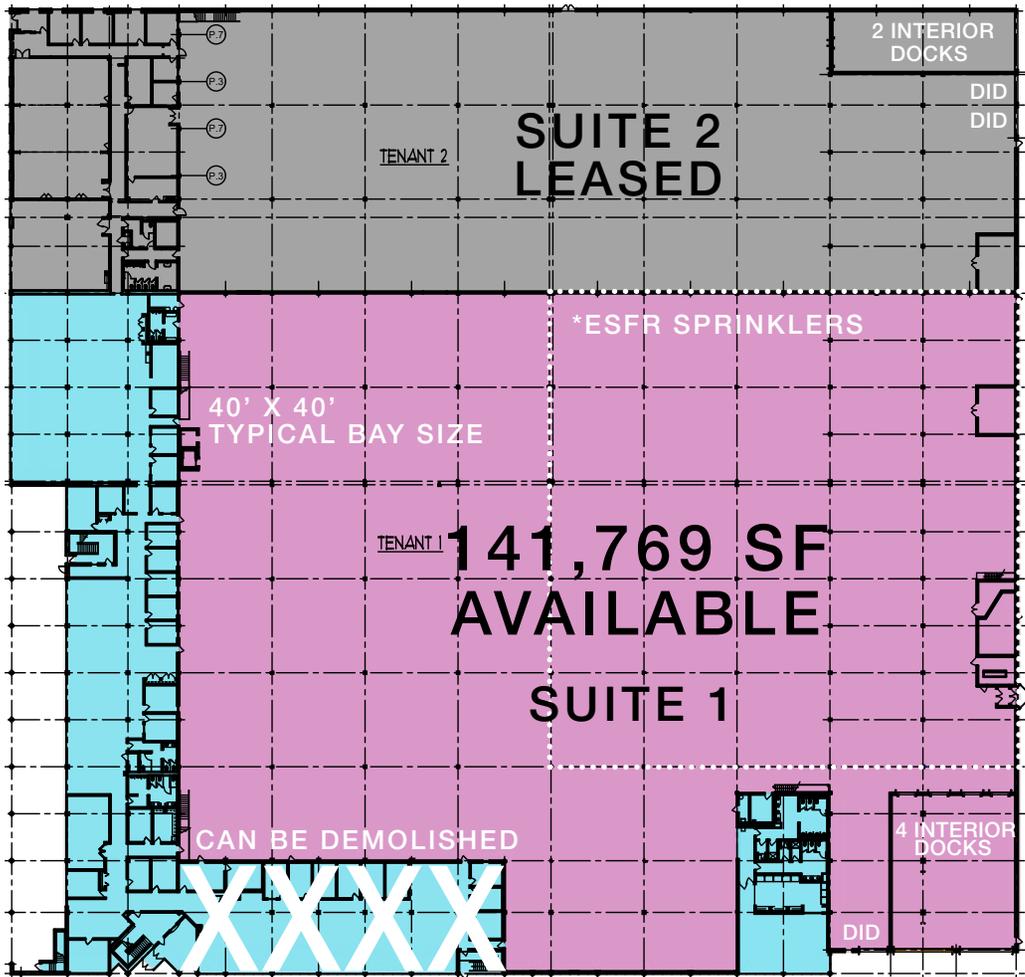


208,842 SF BUILDING

AVAILABLE FOR SALE/LEASE

AVAILABLE
FOR SALE/
LEASE

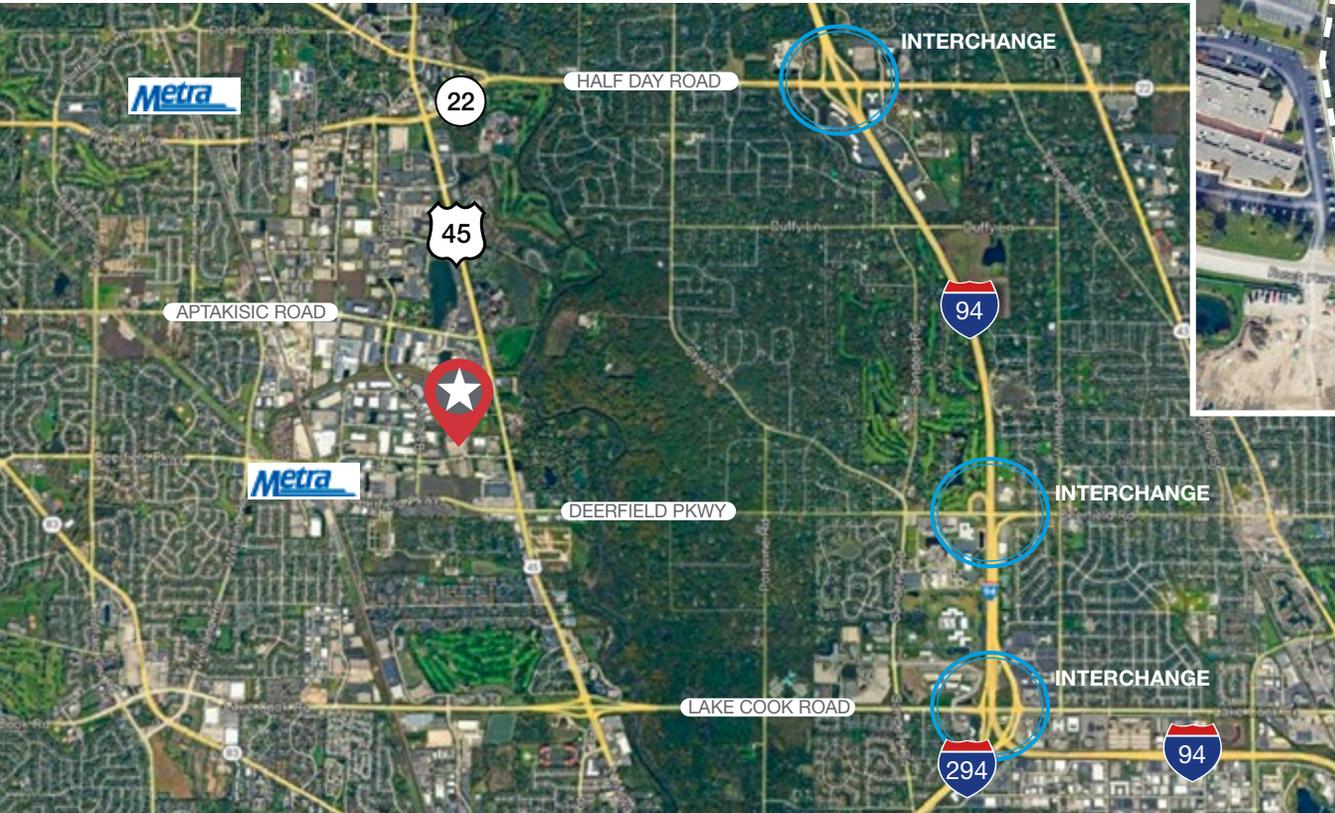
SUITE 1 - 141,769 SF DIVISIBLE
22,891 SF 1ST FLOOR OFFICE + 21,784 SF 2ND FLOOR OFFICE (EXISTING)



1400 BUSCH PARKWAY, BUFFALO GROVE ILLINOIS | FOR SALE/LEASE

PROPERTY HIGHLIGHTS

- High-end, clean manufacturing space located in the Corporate Grove Business Park
- Fully air-conditioned warehouse
- Distributed power via bus duct
- Deck / walls painted white
- Heavy parking
- Low Lake County taxes
- Walking distance to Buffalo Grove Pace bus stop and commuter train



Contact

Mark Moran
+1 630 693 0656
mmoran@hiffman.com

Steve Connolly
+1 630 693 0642
sconnolly@hiffman.com

Terry Herlihy
+1 630 693 0664
therlihy@hiffman.com



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

hiffman.com