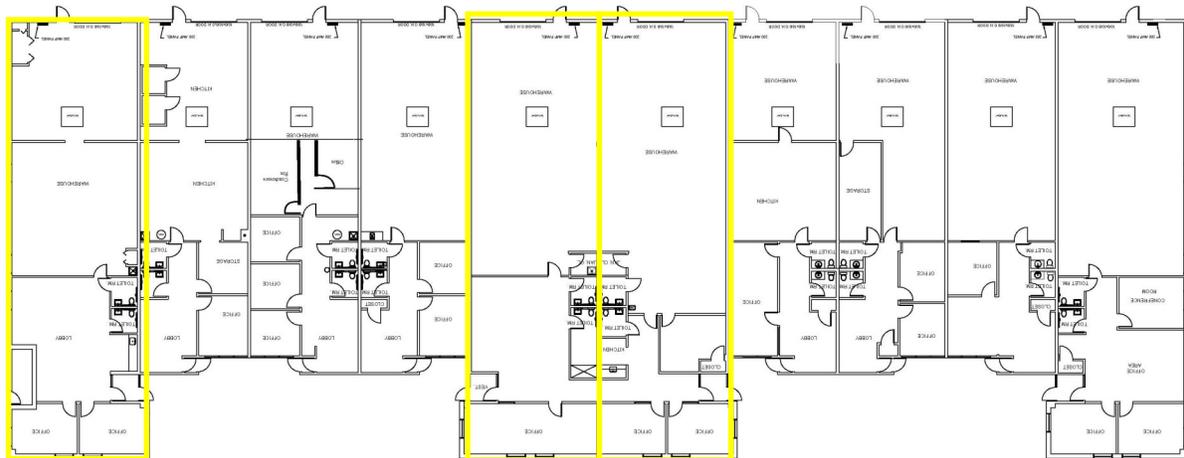
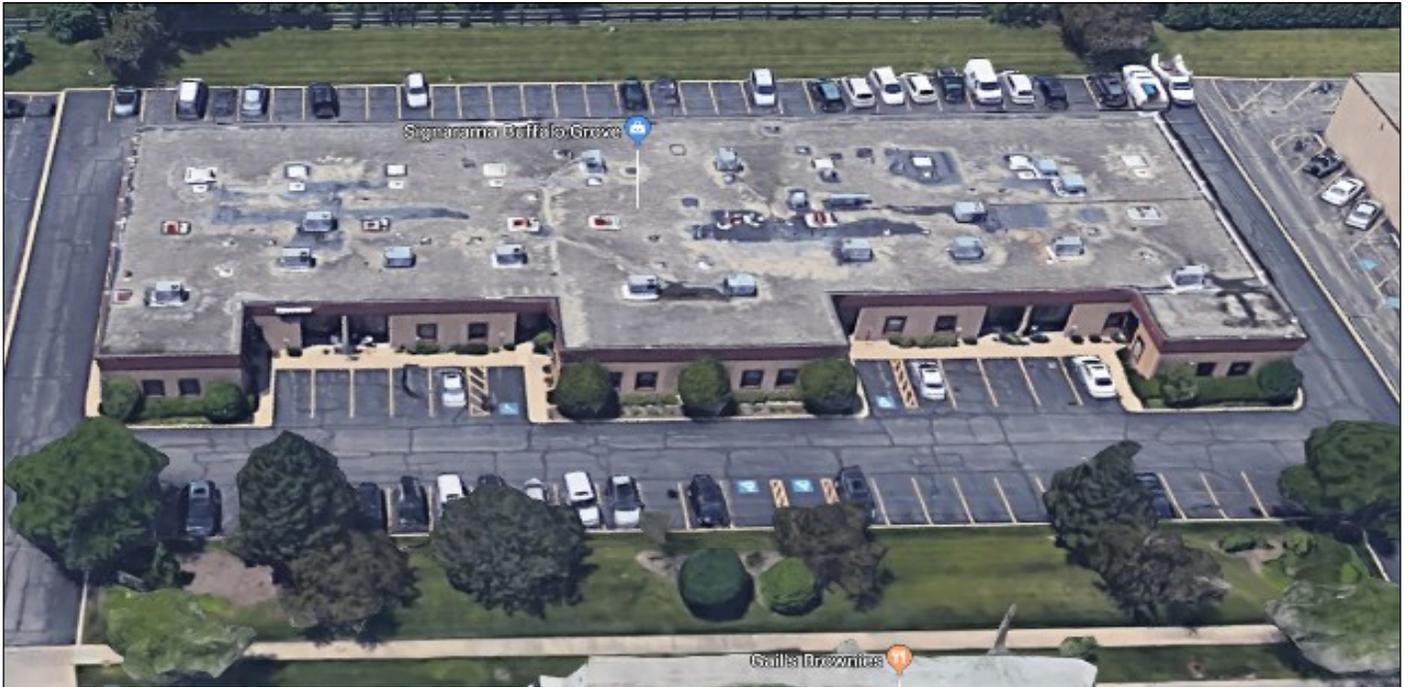


GREAT BUFFALO GROVE LOCATION 3,100 SF OR 6,200 SF WAREHOUSE/OFFICE/FLEX SPACES AVAILABLE WITH HEAVY PARKING



Unit
350

Unit Unit
358 362

(Can be Combined)



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

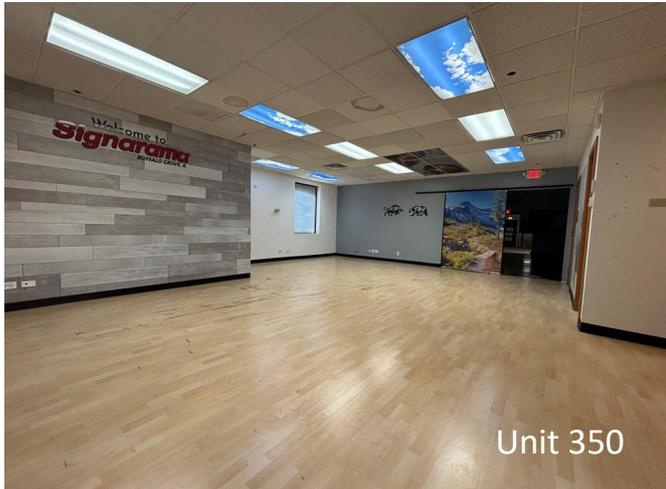
STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

FOR LEASE

WAREHOUSE/OFFICE/FLEX UNITS

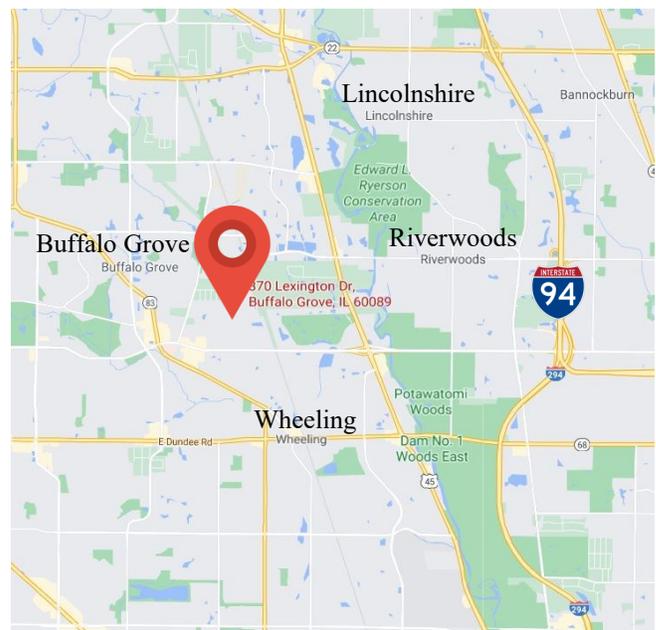
\$17.95 PSF, MODIFIED GROSS

3,100 SF—6,200 SF



Summary

- **Unit 350:** ±3,100 SF
- **UNIT 358:** ±3,100 SF
- **Unit 362:** ±3,100 SF
- **Rental Rate:** \$17.95 PSF, Modified Gross
- **Potential to combine units.**
- Building is a mix of Offices/Warehouses/Flex/Tech
- Zoning: I
- Ceiling Height: 14'
- Mostly HVAC
- 73 Shared Parking Spaces
- 200 amps for each unit
- 1 Drive-In Door (10'x10') for each unit
- Wet Sprinklers



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

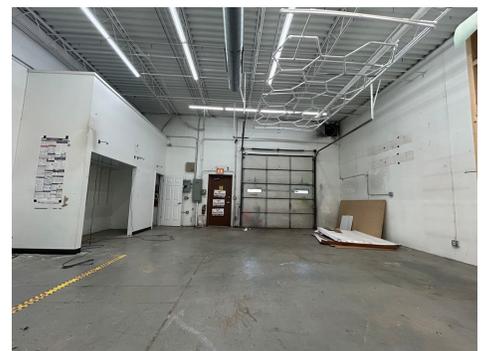
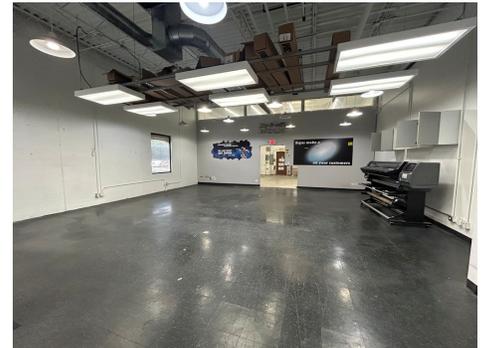
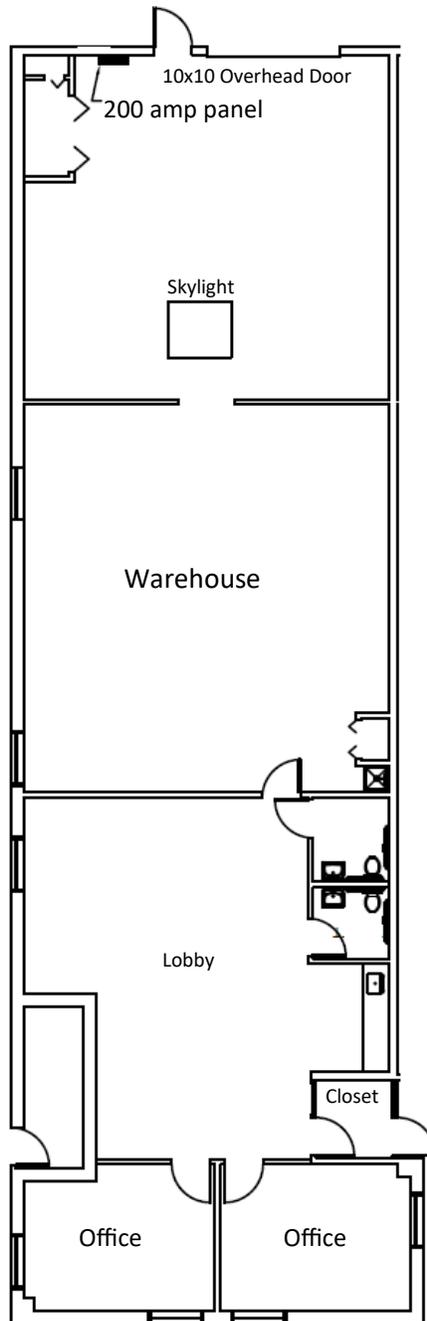
STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

FOR LEASE

WAREHOUSE/FLEX

UNIT 350: ±3,100 SF AVAILABLE

\$17.95 PSF, MODIFIED GROSS



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

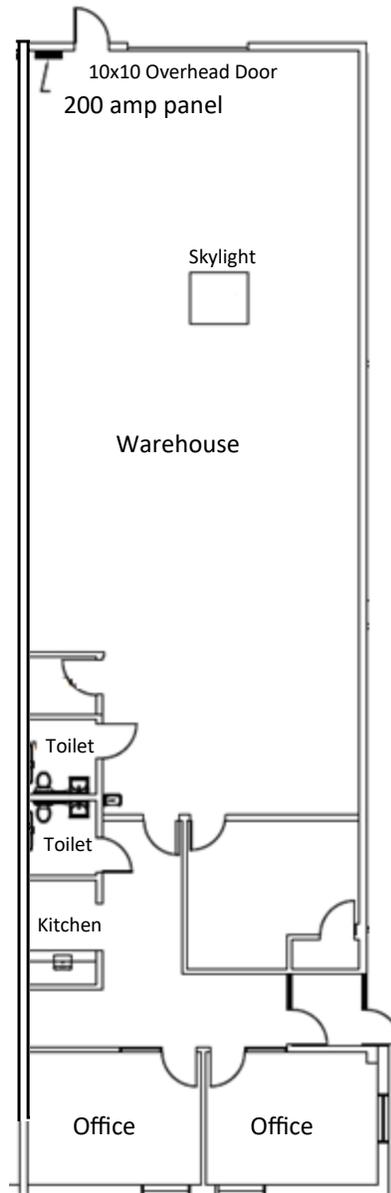
STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

FOR LEASE

WAREHOUSE/FLEX

UNIT 358/62: ±3,100-±6,200 SF AVAILABLE

\$17.95 PSF, MODIFIED GROSS



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600