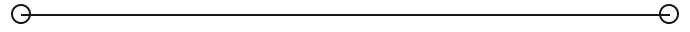


LEASE

727 Hastings Drive

721-727 HASTINGS DRIVE

Buffalo Grove, IL 60089



PRESENTED BY:

JOHN JOYCE, CCIM SIOR

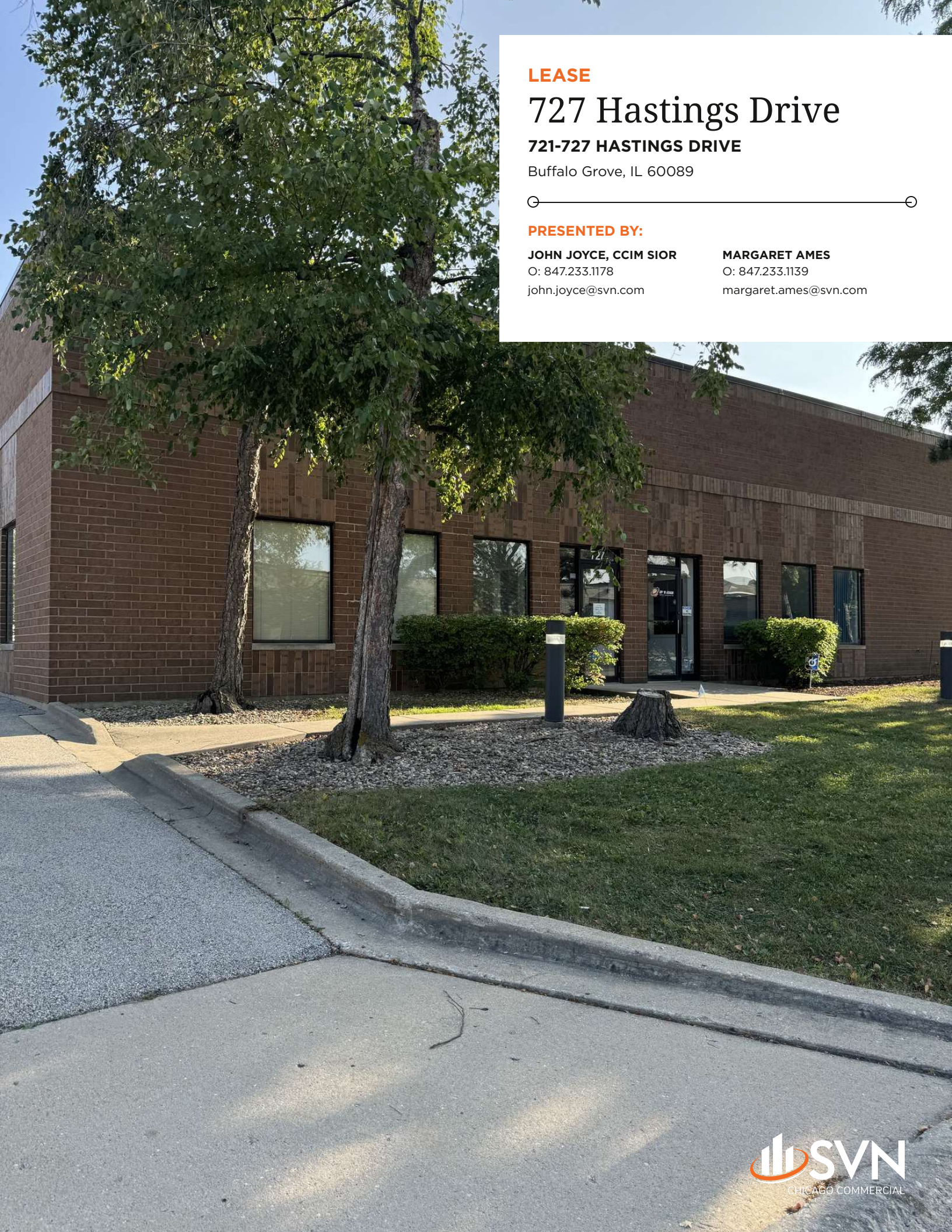
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Subject to Offer
AVAILABLE SF:	3,200 SF
OFFICE SF:	700
DRIVE-IN DOORS:	1 (12' x 12')
POWER:	200 AMPS
CLEAR HEIGHT:	18'
YEAR BUILT:	1987
OCCUPANY:	9/1/24
LEASE TERM:	Three (3) year minimum

PROPERTY DESCRIPTION

Consisting of approximately 3,200 rentable SF of warehouse and office, 727 Hastings Lane provides a fantastic tenant opportunity. Located in the vibrant business district of Buffalo Grove, IL, this property offers an exceptional opportunity for businesses seeking a strategic location. Situated near I-294, Route 83, and Lake Cook Road, there is convenient transportation infrastructure, including access to O'Hare International Airport. With a thriving community and strategic location, the property offers an ideal setting for industrial and manufacturing operations in Buffalo Grove.

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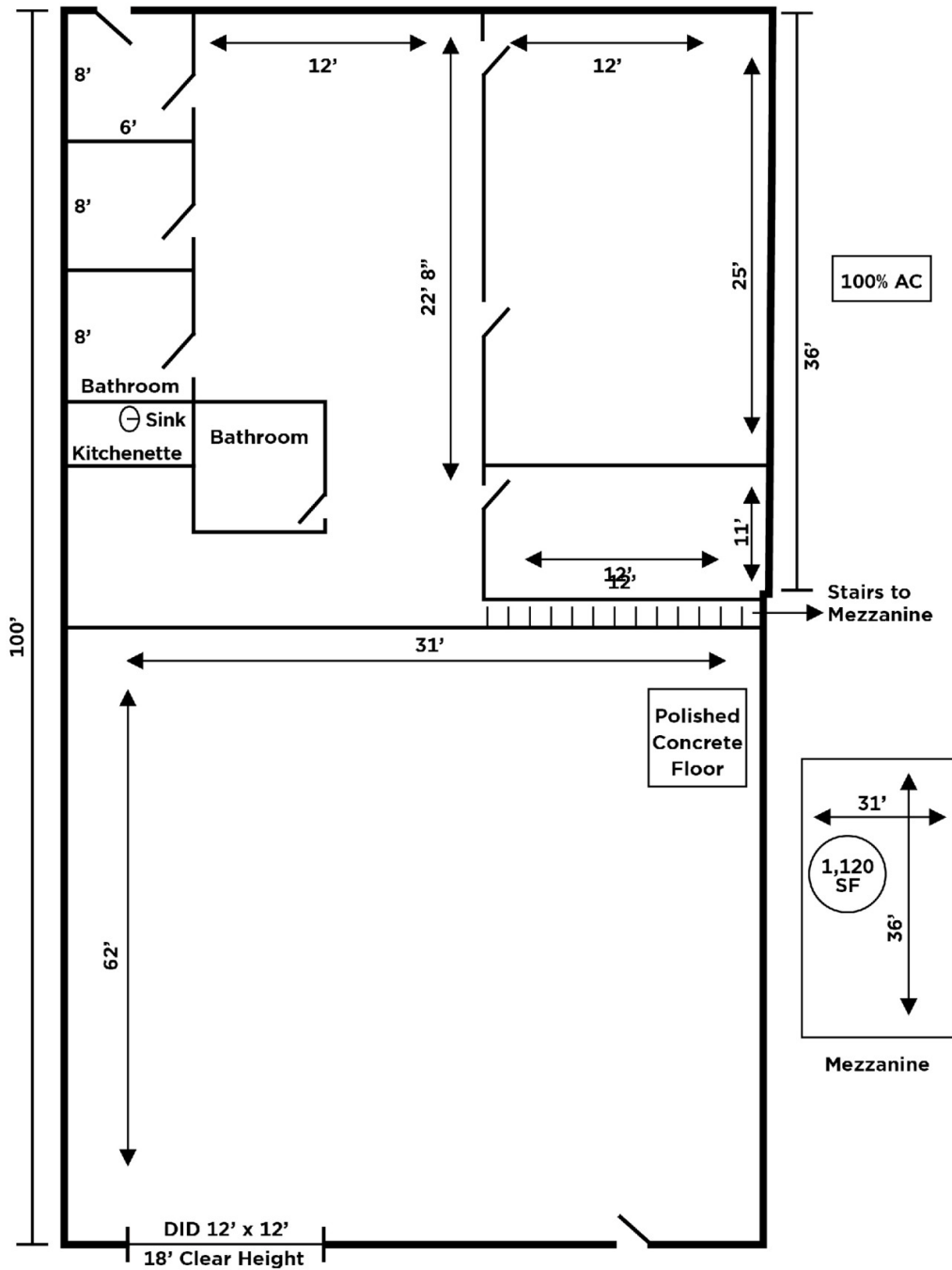
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FLOOR PLAN



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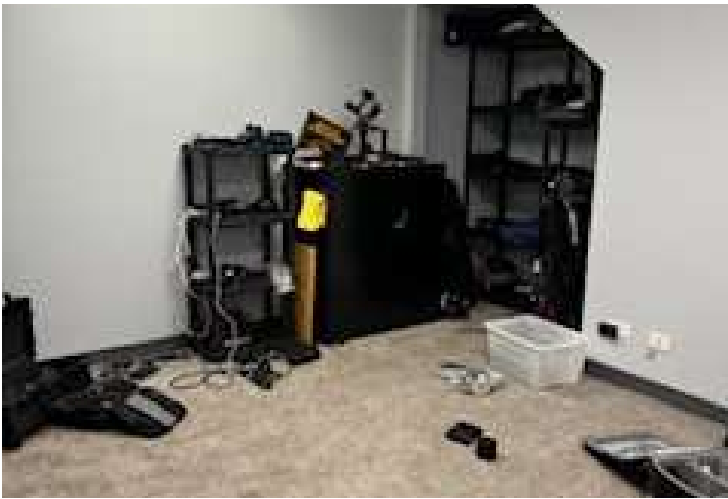
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ADDITIONAL PHOTOS



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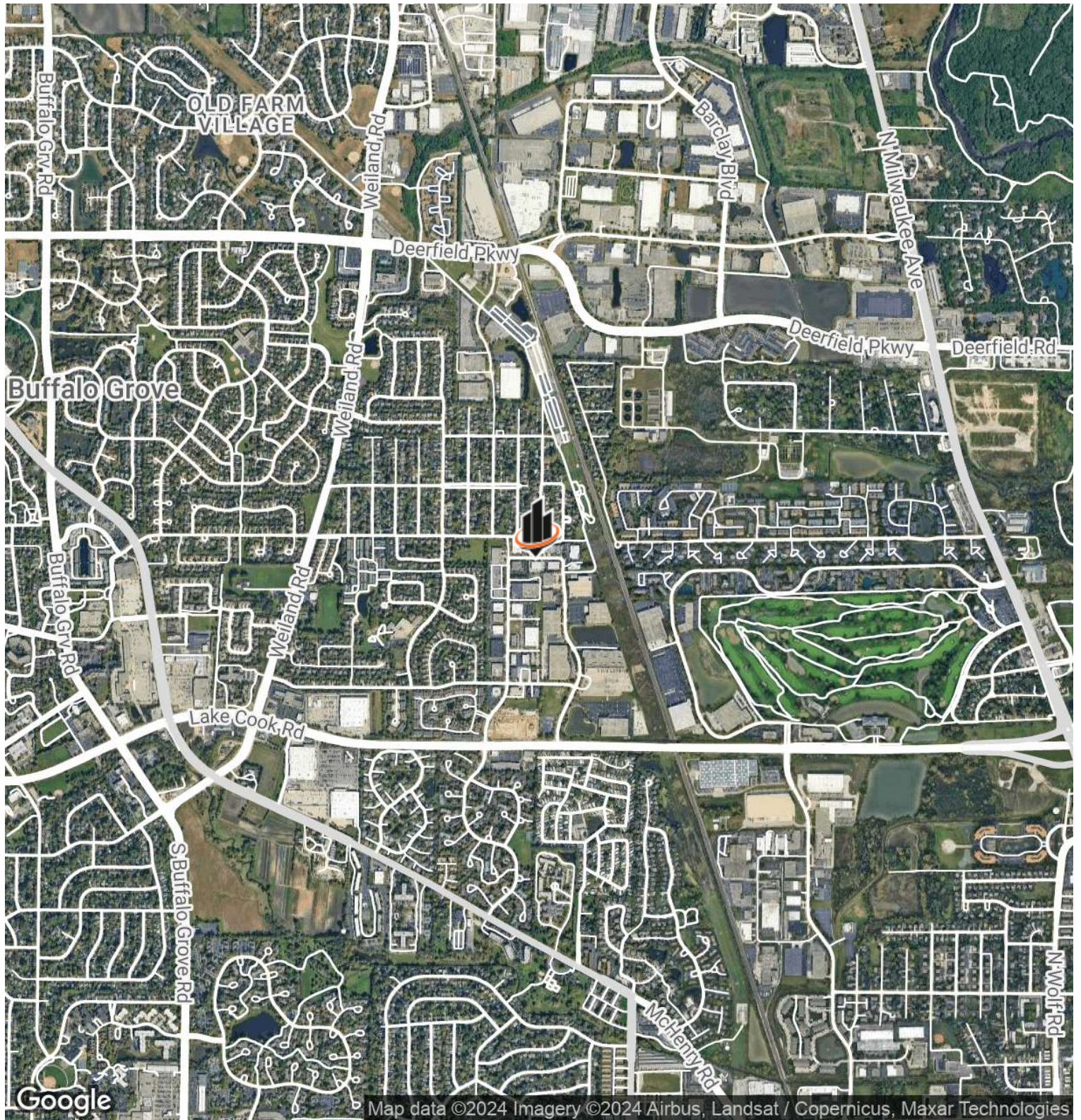
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LOCATION MAP



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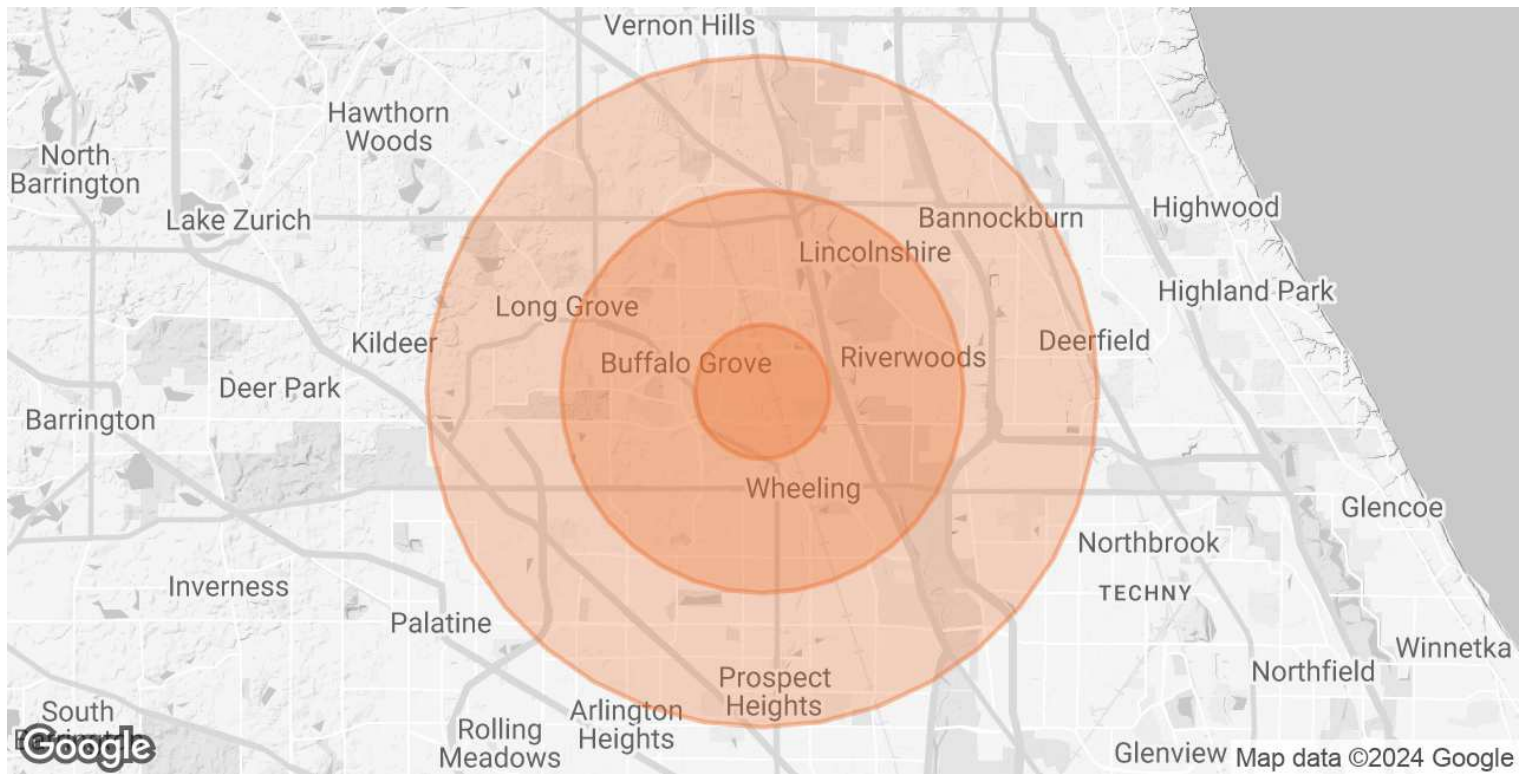
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,109	93,777	214,707
AVERAGE AGE	41	43	42
AVERAGE AGE (MALE)	40	42	41
AVERAGE AGE (FEMALE)	42	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,945	36,187	82,480
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$137,662	\$150,227	\$154,479
AVERAGE HOUSE VALUE	\$377,657	\$429,282	\$471,252

Demographics data derived from AlphaMap

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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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