

**6B TAX INCENTIVE IN PLACE**

**±60,225 SF  
FOR SALE**

**101 Tower Drive**  
Burr Ridge, Cook County, Illinois 60527

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

[hiffman.com](http://hiffman.com)

**PROPERTY HIGHLIGHTS**

- High-image, well-maintained building located in an established industrial park featuring an extensive new office / flex space buildout
- ±1.12 AC of vacant land included for potential building or parking expansion
- Fully air-conditioned / temperature controlled
- Cook County 6B tax incentive in place
- Proximity to I-55, I-294, and I-355
- Signage opportunity and building exposure on County Line Road (±20,000 vehicles per day)



±60,225 SF BUILDING  
AVAILABLE FOR SALE



4 INTERIOR DOCKS  
1 DRIVE-IN DOORS



±27,000 SF CLASS-A  
OFFICE / FLEX SPACE



14 FOOT 5 INCH  
CLEAR HEIGHT

**Contact**

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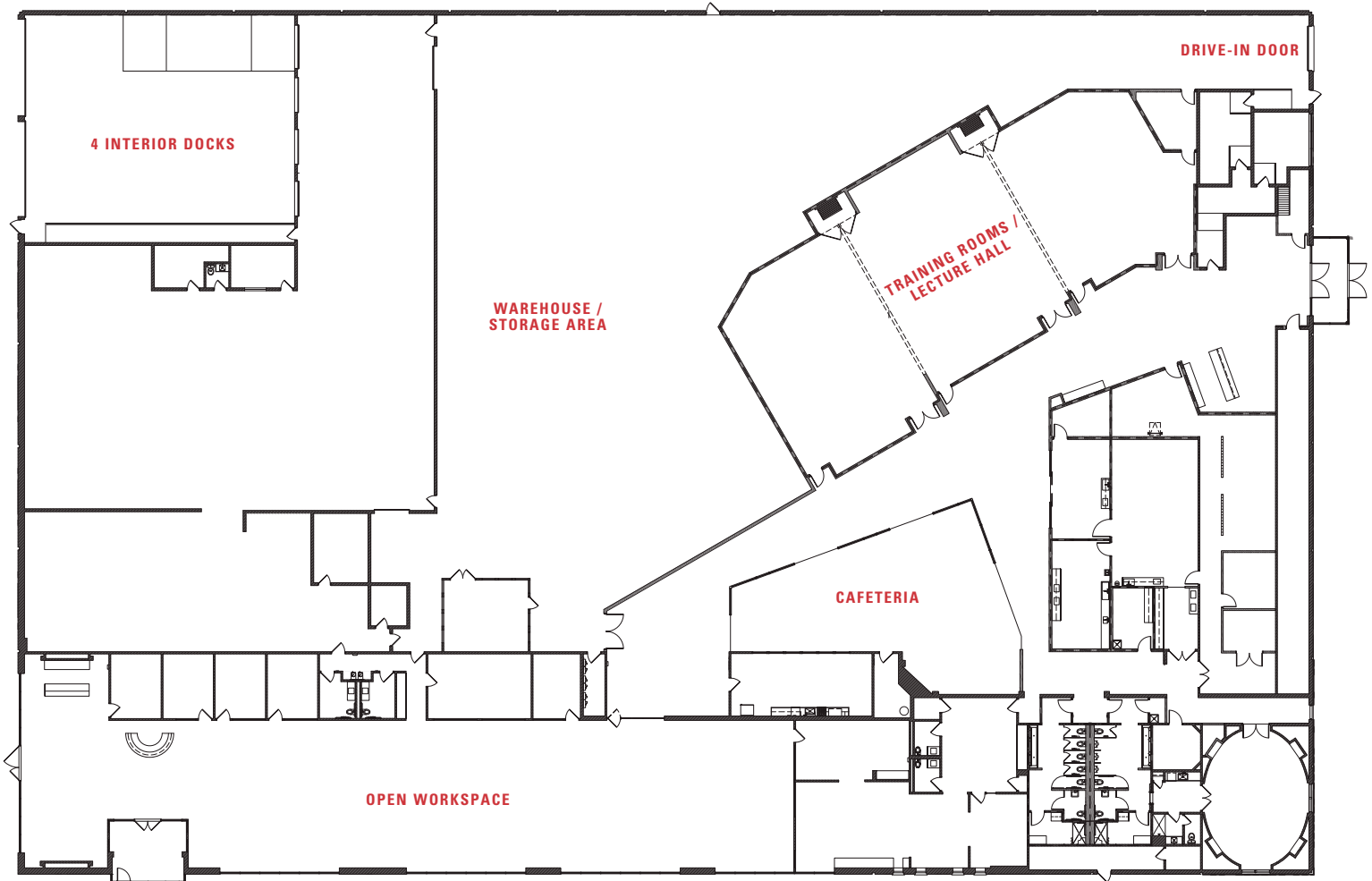


25 MINUTES TO O'HARE  
20 MINUTES TO MIDWAY



BLOCKS FROM I-55 /  
I-294 INTERCHANGE

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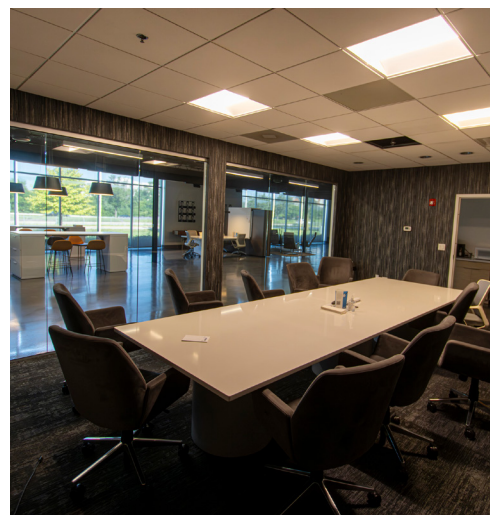
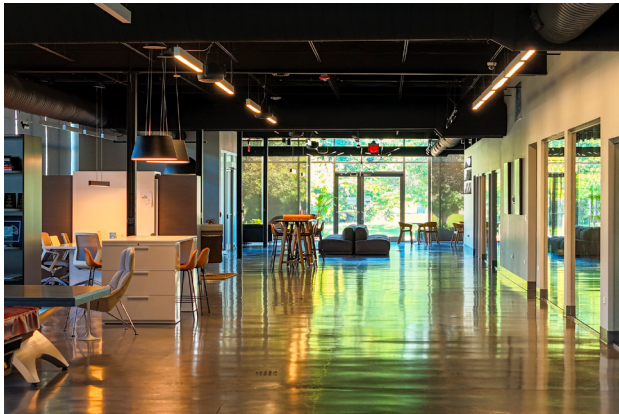


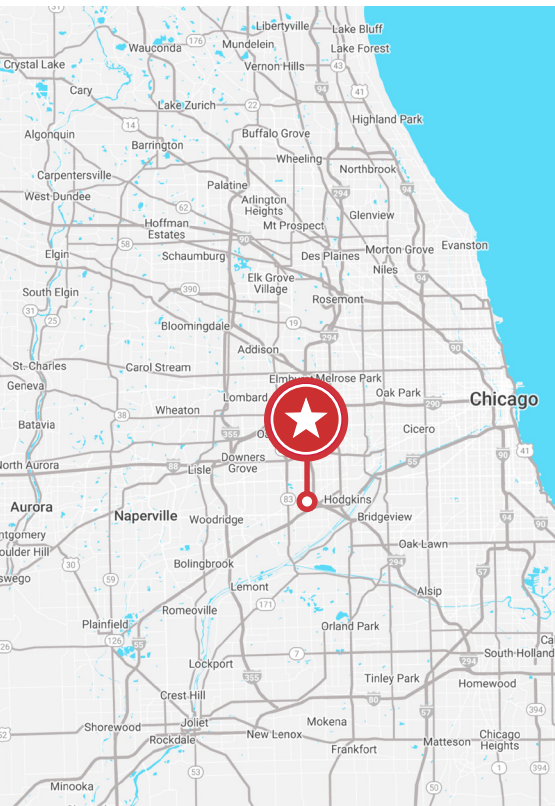
## PROPERTY SPECIFICATIONS

- ±60,225 SF industrial building
- ±3.96 AC site size
- ±1.12 AC expansion land included
- 14'-5" clear height
- 4 interior docks / 1 drive-in door
- 72 car parking spaces (expandable)
- 3,000 amps @ 480 volts, 3-phase
- Wet sprinkler system
- Fully air-conditioned / temperature controlled
- Floor drains / car wash station
- Built 1972 / renovated 2019
- Light industrial zoning district
- Cook County 6B tax incentive in place

## BEYOND INDUSTRIAL... A "PLUG-AND-PLAY" HQ

±27,000 SF of newly renovated and expanded Class A office / flex space boasting luxury finishes and design in every corner. The unique buildout features a range of amenity focused spaces including training rooms / lecture halls, lab space, showrooms, locker rooms, conference rooms, collaborative open working spaces, private offices, break areas, lounge spaces, a wine cellar and more!





**LOCATION ADVANTAGES**

101 Tower Drive offers exceptional access to the region’s vast transportation infrastructure, abundant skilled area labor, and proximity to numerous retail amenities including restaurants, lodging, gas stations, shopping centers, sports and entertainment venues.

- ±0.7 Miles / 2 Minutes to I-55 Interchange
- ±2.5 Miles / 5 Minutes to I-294 Interchange
- ±7.5 Miles / 10 Minutes to I-355 Interchange
- ±7.5 Miles / 14 Minutes to I-88 Interchange
- ±3.5 Miles / 7 Minutes to UPS CACH
- ±14 Miles / 25 Minutes to CSX Intermodal

**DEMOGRAPHICS:** BASED ON A 5-MILE RADIUS



**200,139**  
TOTAL POPULATION



**55.48%**  
BACHELOR'S DEGREE+



**\$135,838**  
AVG. HOUSEHOLD INCOME



**106,385**  
LABOR FORCE



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