

# AVAILABLE FOR LEASE

## BUFFALO GROVE COMMERCE PARK

BARCLAY BLVD & APTAKISIC RD.  
BUFFALO GROVE, ILLINOIS

OWNED & MANAGED BY

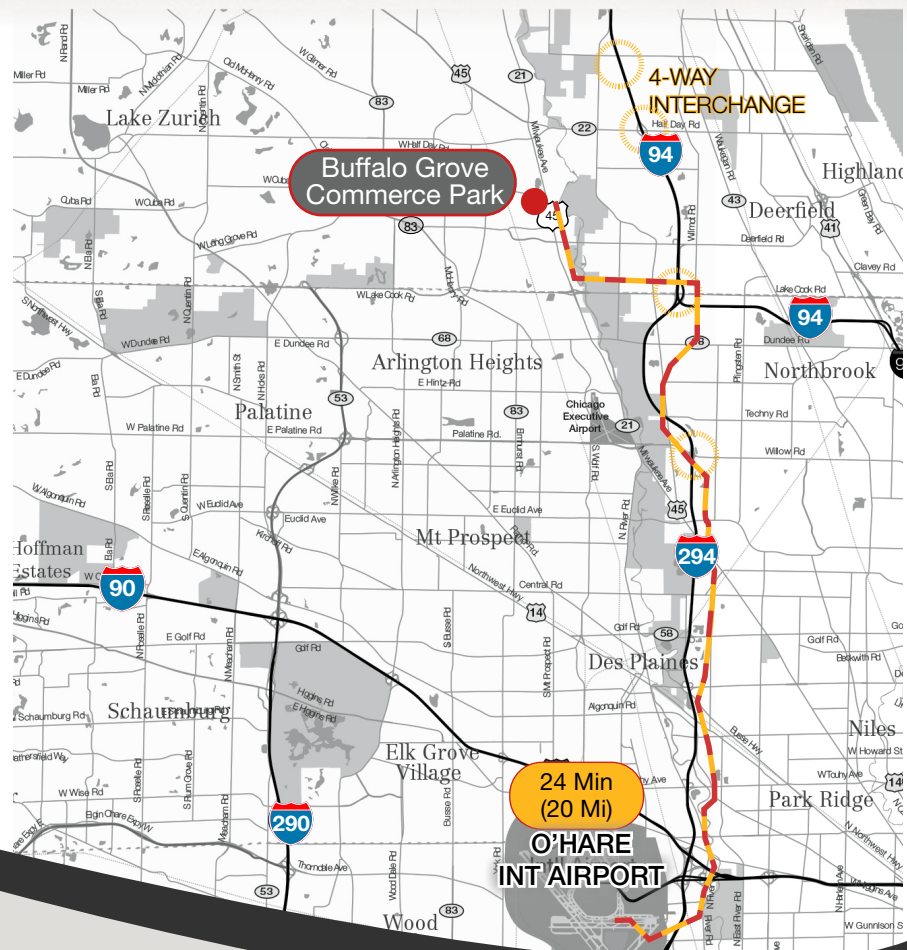


### PROPERTY HIGHLIGHTS

- 2,100 - 11,360 SF warehouse space
- 14' clear height
- Loading docks and drive-in doors
- Immediate occupancy
- Expansion potential within the complex
- Located in prestigious Arbor Creek Business Center
- Close proximity to I-94/I-294 4-way interchanges
- Low Lake County Taxes

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

**NAI**Hiffman



PARK PLAN / AVAILABLE UNITS



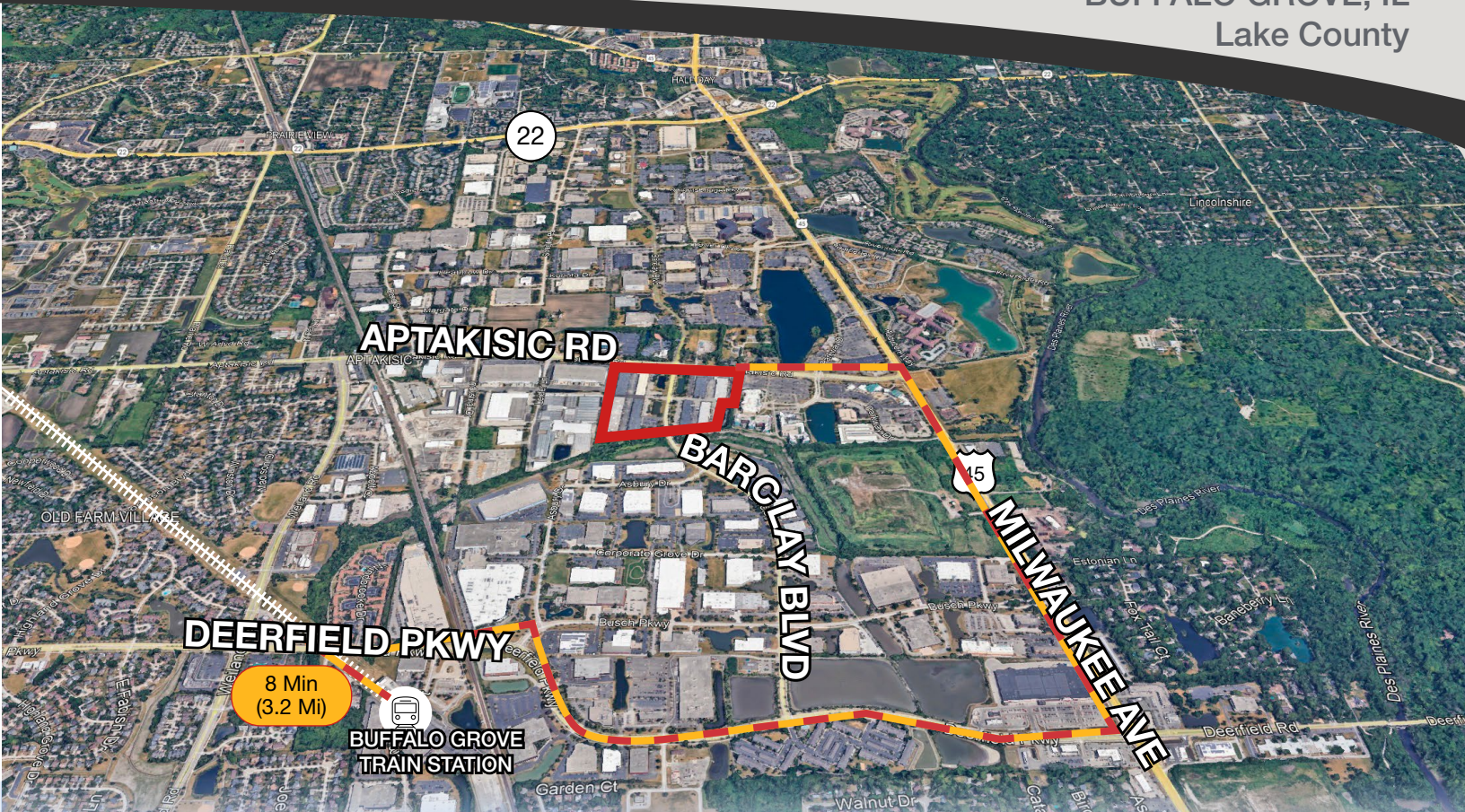
**WEST BUILDINGS SPACE AVAILABLE:**

ADDRESS	SIZE (SF)	OFC	LOADING	AVLB DATE	TAX PSF	CAM PSF
1542 Barclay	2,239	100%	N/A	Now	\$2.09	\$1.60
1560-1564 Barclay	11,360	TBC	Common Dock	9/1/2026	\$2.09	\$1.60
1572 Barclay	2,700 - 8,660	25%	Common Dock	6/1/2026	\$2.09	\$1.60
1574 Barclay	2,700 - 8,660	30%	Common Dock	9/1/2026	\$2.09	\$1.60
1682 Barclay	2,700	0%	Common Dock	Now	\$2.09	\$1.60


**EAST BUILDINGS SPACE AVAILABLE:**

ADDRESS	SIZE (SF)	OFC	LOADING	AVLB DATE	TAX PSF	CAM PSF
1551 Barclay	3,380	20%	Common Dock	11/1/2026	\$2.26	\$1.99

**BUFFALO GROVE, IL**  
Lake County



**AVAILABLE:** 2,100 SF - 7,400 SF  
**CLEAR HEIGHT:** 14'  
**DOCKS & DIDS:** Common Docks

**O'HARE AIRPORT** 24 Min (19 Miles)  
 10 min to Deerfield exit  
**MILWAUKEE AVE** 5 min to I-45





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

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

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

FOR QUESTIONS PLEASE CONTACT

Mark Baumhart, CCIM  
+1 630 691 0550  
mbaumhart@hiffman.com

Harrison Taylor  
+1 331 643 0313  
htaylor@hiffman.com

