

AVAILABLE FOR SALE/LEASE

1100 Busch Parkway, Buffalo Grove

BUILDING SIZE:	± 161,724 SF (Original Building 46,011 SF, Built 1987; 119,520 SF Addition – Built 1990)
SITE SIZE:	± 7.88 Acres
OFFICE AREA:	±24,501 SF, divided into two, non-contiguous sections: 24,952 SF South Section and 21,958 SF North Section
CONSTRUCTION:	Masonry and steel with brick façade
CEILING HEIGHT:	20' Clear
TRUCK LOADING:	6 Interior Truck Docks, 4 w/Levelers 1 Drive-In Door
ELECTRICAL SERVICE:	3,250 KVA capacity, 480/277 Volts for Lighting & Air Conditioning, 208/120 Volts for Production Area
LIGHTING:	True-Color, Energy-Saving fixtures in Plant
PARKING:	± 146 Cars (Expandable)
SPRINKLERS:	100% Sprinklered – Wet & dry systems
HVAC:	100% Air Conditioning & Heating, Zoned, with Automatic Monitoring/Backup Systems including Humidity Control and Dust Control in the production area and some of the office space.
POSSESSION:	Immediate
REAL ESTATE TAXES:	\$175,178.15 (\$1.06/SF - 2006)
ASKING SALE PRICE:	\$10,900,000 (\$65.85/SF)
ASKING LEASE RATE:	Subject to offer
COMMENTS:	<ul style="list-style-type: none"> • Epoxy Coated Electro-Static Discharge flooring in 36,120 SF Production Area • Located in The Corporate Grove, a high-end business park located 5 minutes west of full interchange at I- 294/Tri-State Tollway

FOR MORE INFORMATION

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