

# 1177 CORPORATE GROVE

## Buffalo Grove, Illinois

**15,300 SF**  
**AVAILABLE FOR SALE OR LEASE**



### Building Specifications

Building Size:	15,300 SF
Land Size:	0.93 Acres
Office:	20%
Ceiling Height:	21'
Loading:	2 Interior Docks 1 Drive-in Door
Year Built:	1995
Sprinklered:	Yes
Lease Rate:	\$6.95 PSF Net
Sale Price:	Subject to Offer
Real Estate Taxes:	\$2.21 PSF (2017 Paid 2018)
CAM/OpEx:	Tenant's Responsibility

### Comments:

- Professionally owned and managed
- Freestanding high image building
- Minutes to I-294/I-94



**VALUE  
INDUSTRIAL  
PARTNERS, LLC**

Industrial Real Estate Investments, Brokerage and Management

970 N. Oaklawn Avenue, Suite 300  
Elmhurst, Illinois 60126  
TEL: 630-333-1900  
www.valueindustrialpartners.com

### For Further Information, Please Contact:

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**BRIAN P. GEDVILAS**  
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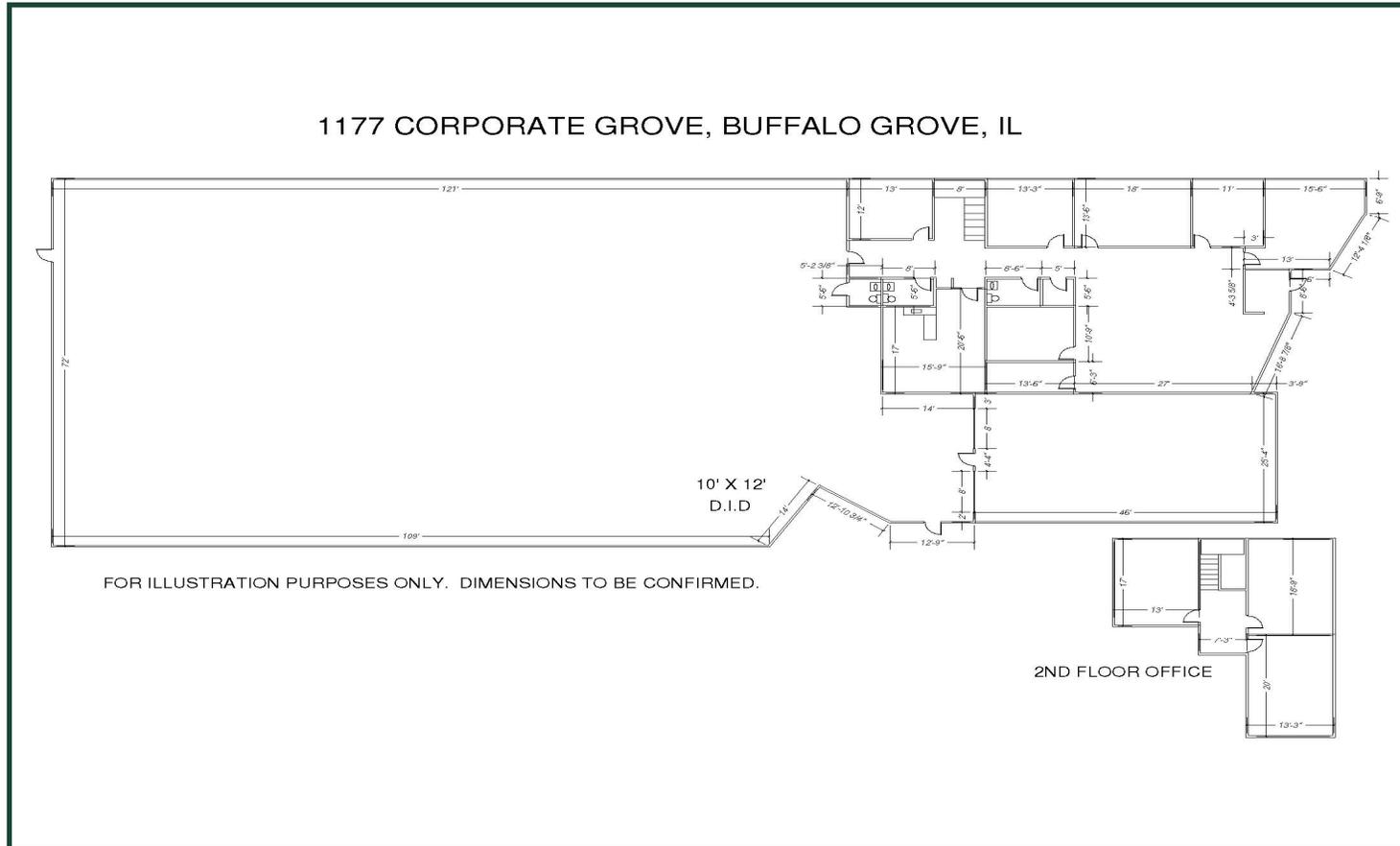
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# LAYOUT



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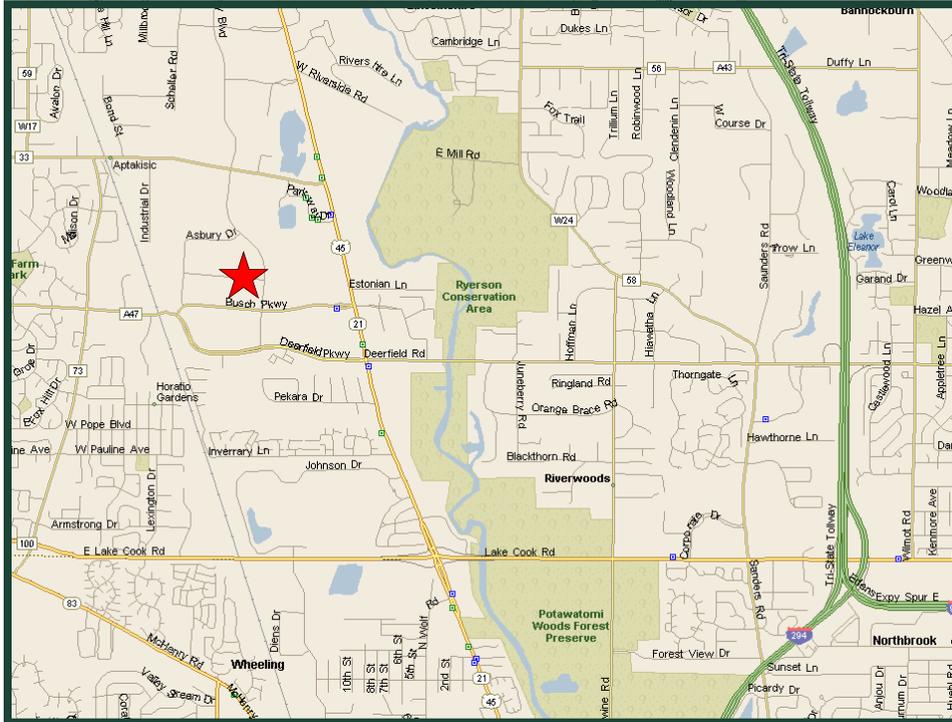
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# MAP

## AERIAL



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