

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



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
Director of Leasing

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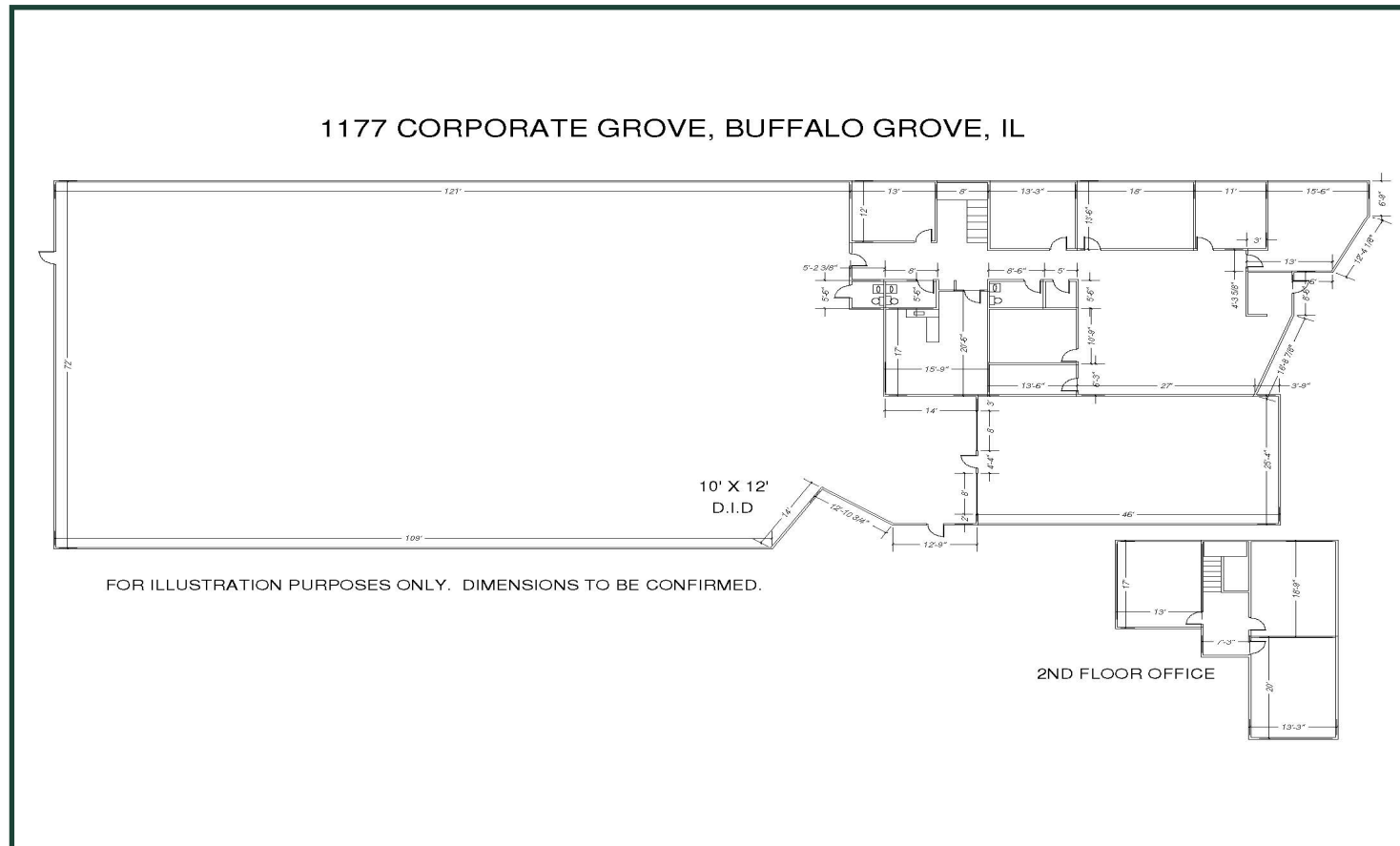
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LAYOUT



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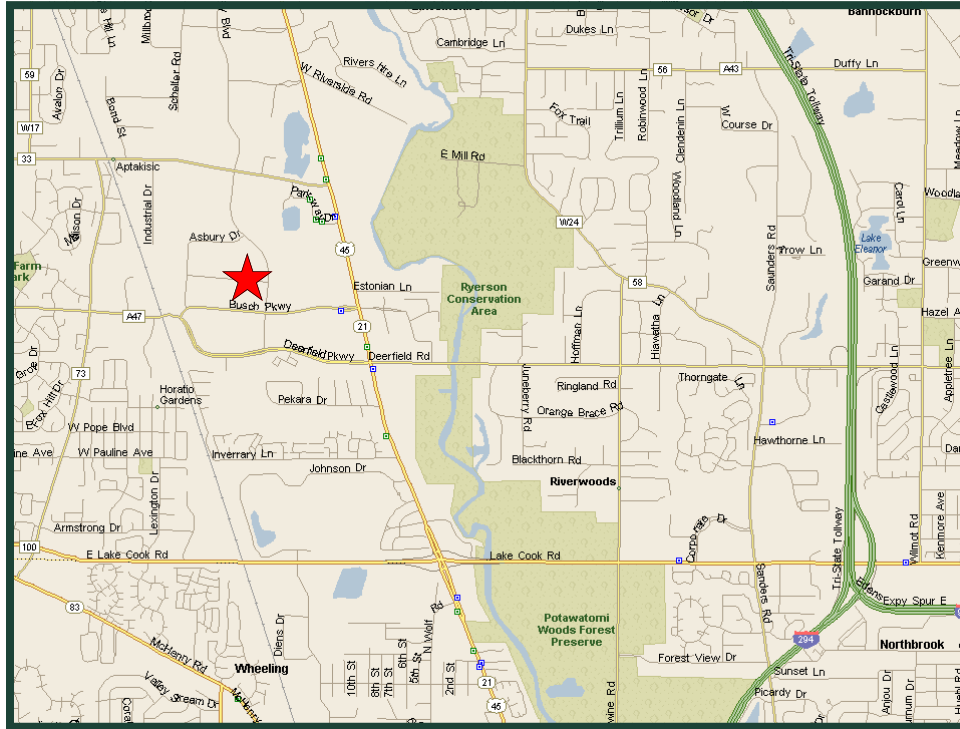
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MAP AERIAL



**VALUE
INDUSTRIAL
PARTNERS, LLC**

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