

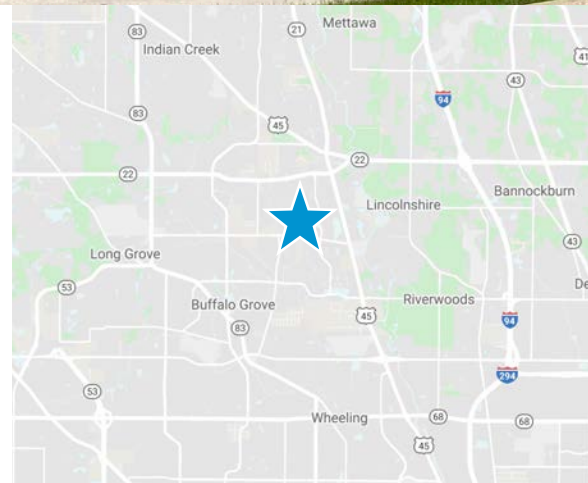
For Lease/Sale

30,560 Square Feet

600 Heathrow Drive Lincolnshire, IL

About This Unique Property

- Total Building: 30,560 SF (expandable)
- Warehouse Space: 17,682 SF (58%)
- Office Space: 10,568 SF (2-story) (34%)
- Assembly Space: 2,310 SF (8%)
- Land Size: 3.14 Acres
- Ceiling Height: 22' with 29' high bay
- Loading: 2 Exterior docks - with levelers
- Drive-ins: 1 Oversized drive-in door (12' x 14')
- Electrical Service: 4,000 Amps @ 480 Volts
- Parking: 79 Spaces (expandable)
- Sprinkler: Yes
- Year Built: 1987
- Floor drains and compressed air lines in warehouse
- Multiple HVAC zones with open/flexible office layout allows for distancing and risk mitigation in light of covid-19
- Located within a high image business park with close proximity to restaurants and hotels
- Corner lot with circular car/truck access and good visibility
- Three staircases - can be designated up/down-only as needed for social distancing
- Sale Price: \$2,650,000 (\$86.71/SF)
- Lease Rate: STO (NNN)
- Real Estate Taxes: \$63,196 (\$2.07/SF)



Contact us:

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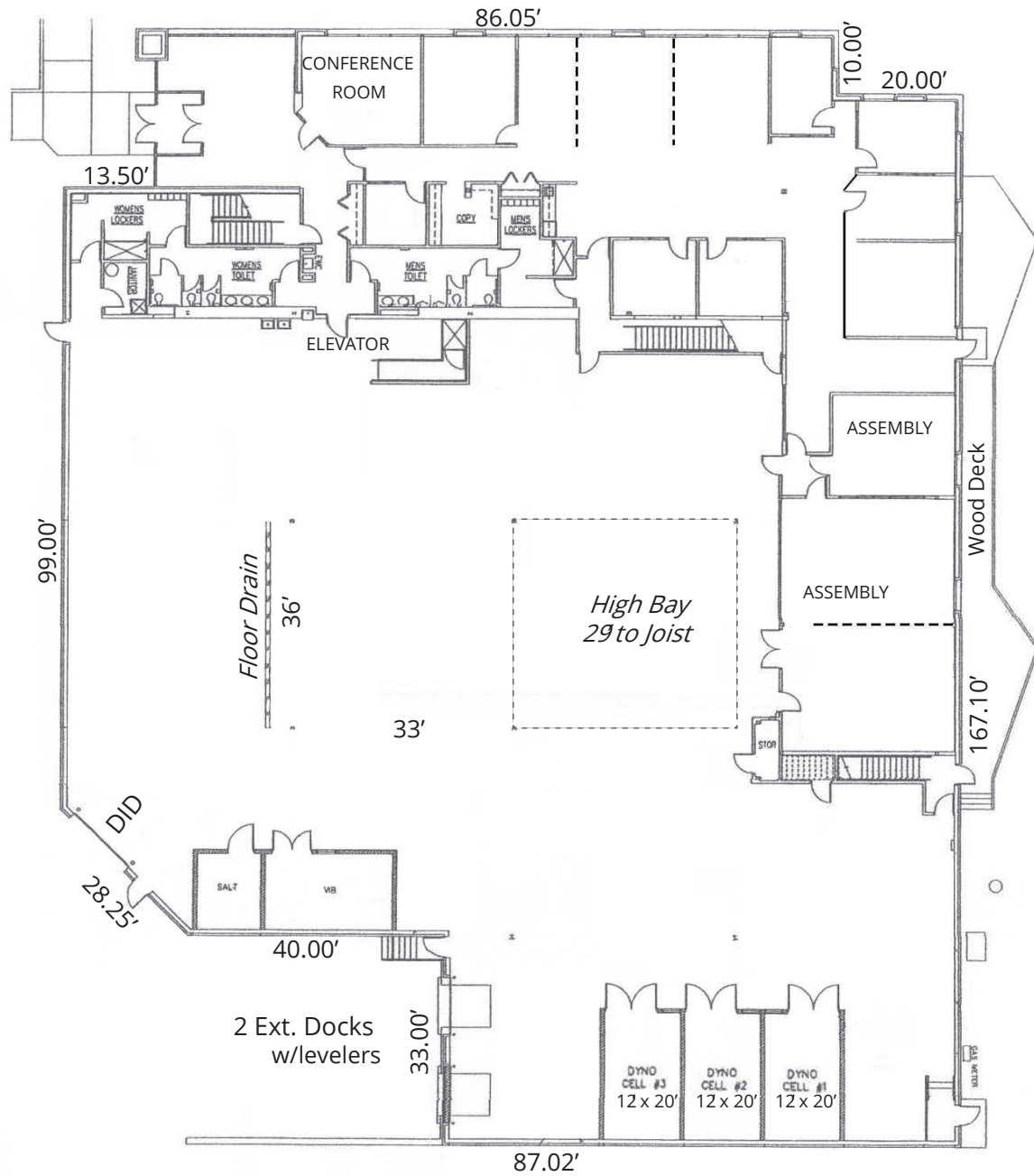
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www.600heathrow.com
[Virtual Tour](#)

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600 Heathrow Drive
Lincolnshire, IL

Building Plan



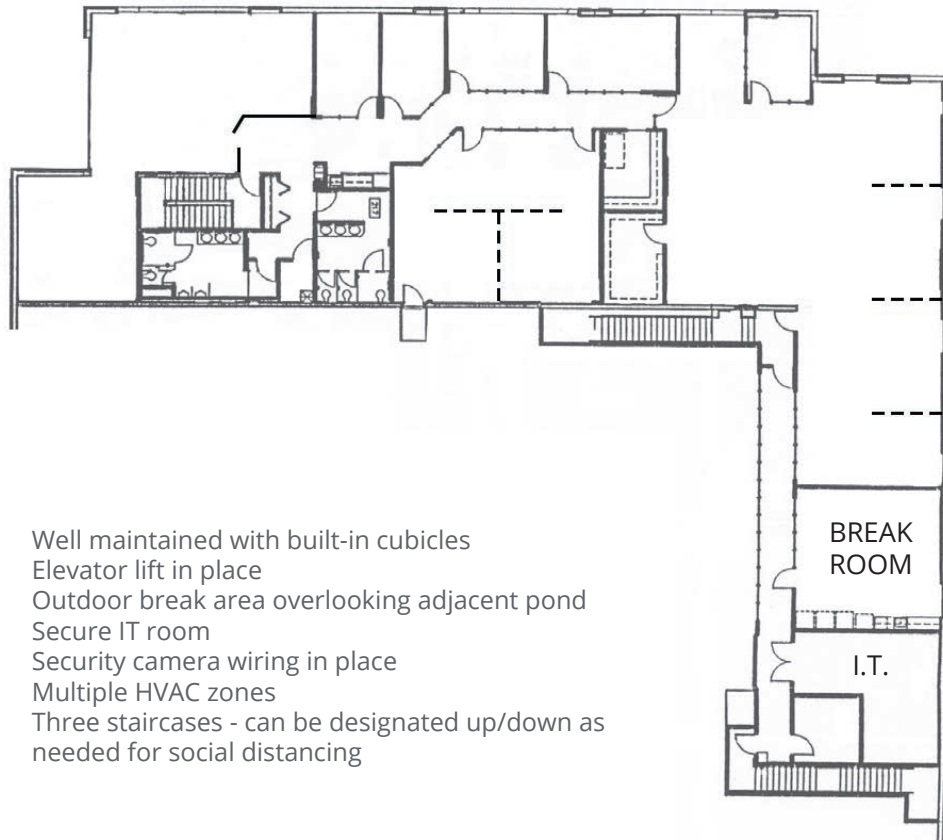
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2nd Story Office Plan



- Well maintained with built-in cubicles
- Elevator lift in place
- Outdoor break area overlooking adjacent pond
- Secure IT room
- Security camera wiring in place
- Multiple HVAC zones
- Three staircases - can be designated up/down as needed for social distancing



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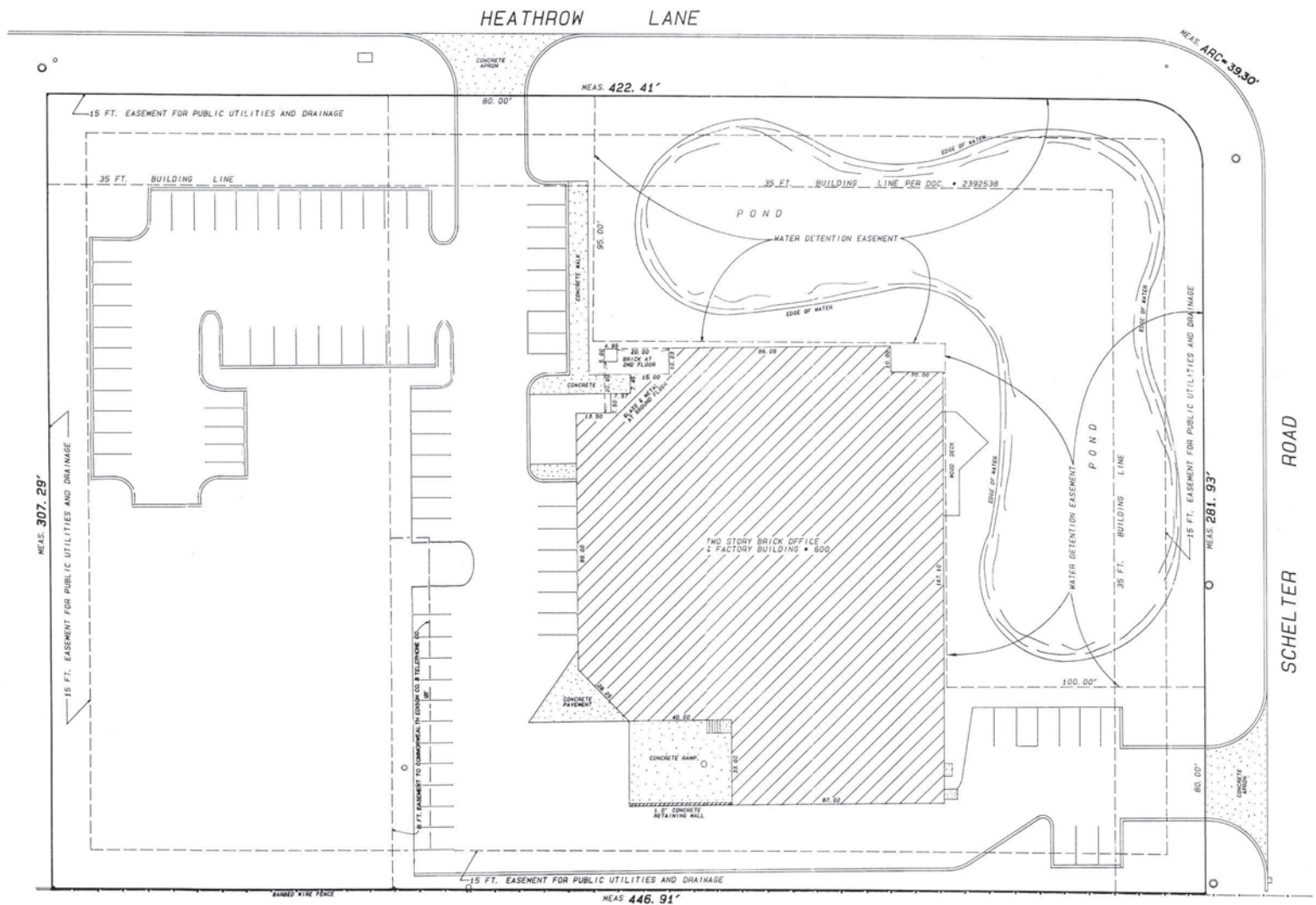
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Site Plan

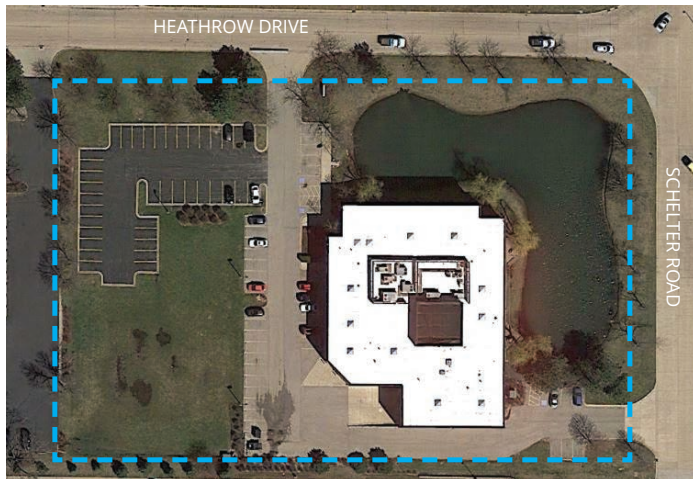


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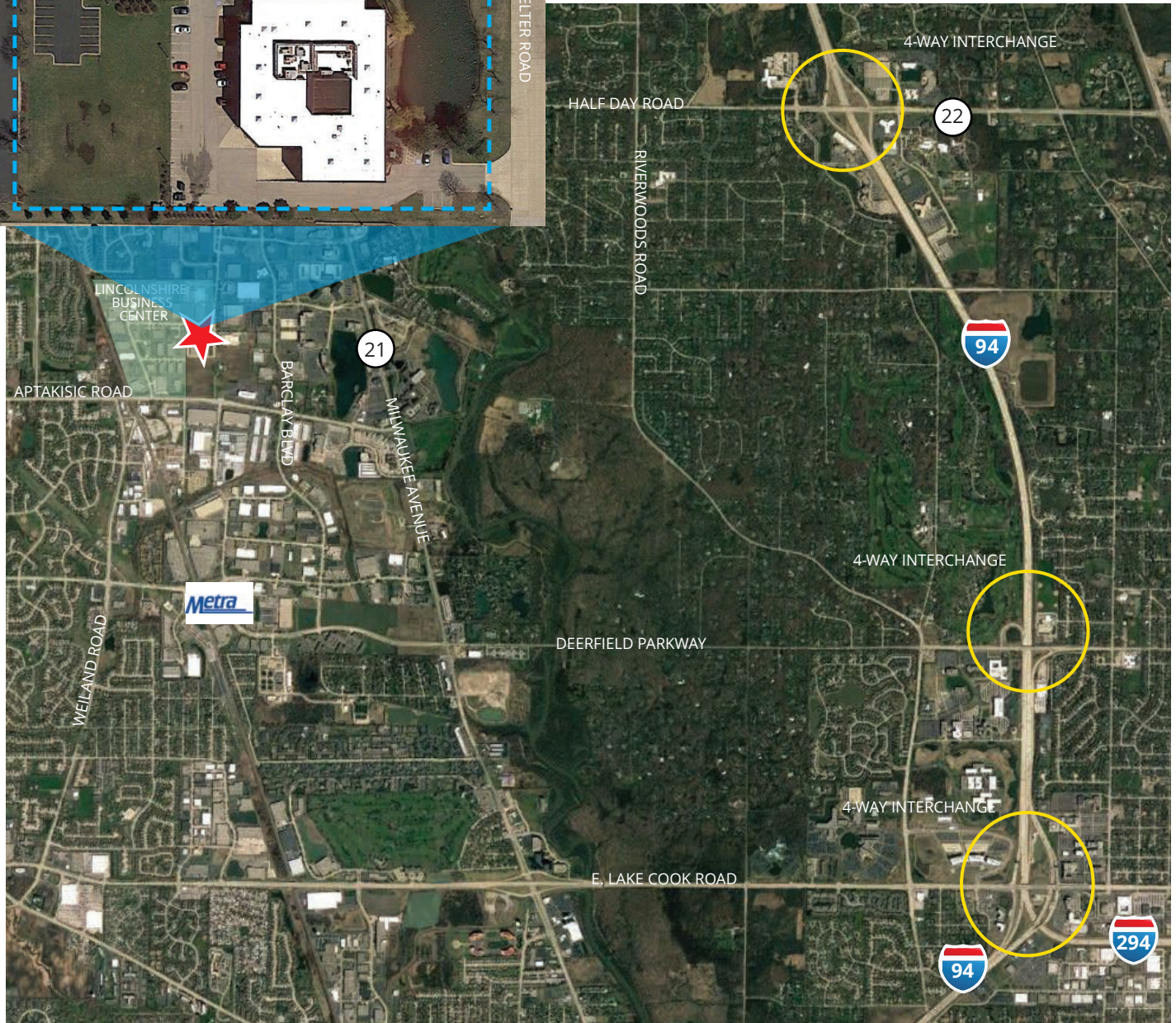
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- 2.3 miles to Buffalo Grove Metra Station
- 3.3 miles to I-94 via Route 22
- 5 miles to I-94 via Deerfield Road
- 20 miles to O'Hare International Airport



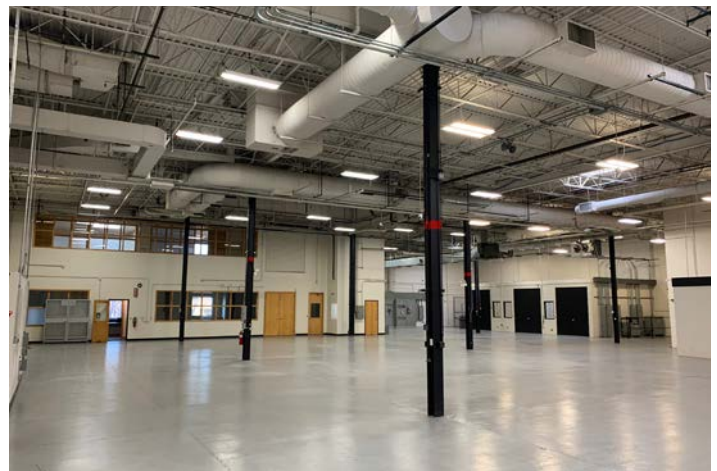
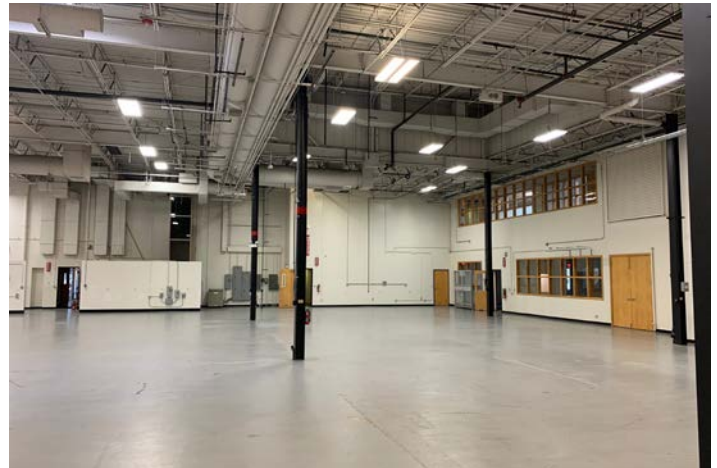
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