

INCENTIVE: 50% off year 1 rent

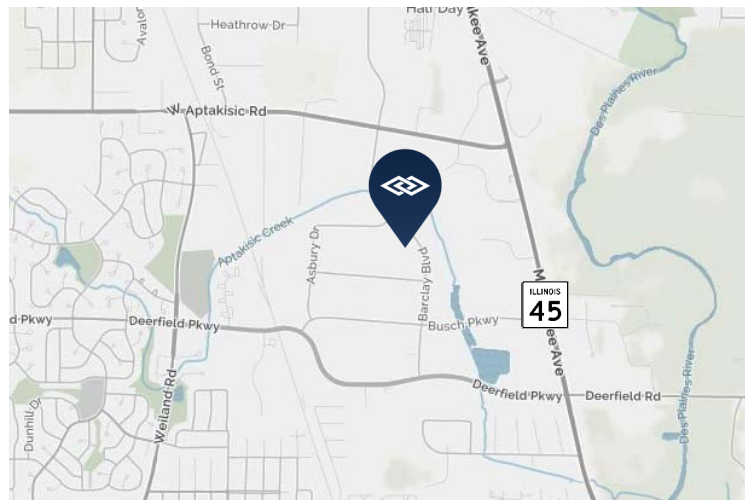
AVAILABLE FOR LEASE - 15,098—30,330 SF

1397-1407 BARCLAY BLVD, BUFFALO GROVE, IL



BUILDING SPECIFICATIONS

BUILDING SIZE:	75,760 SF
AVAILABLE SPACE:	Unit 1397: 15,232 SF Unit 1407: 15,098 SF Combined: 30,330 SF
OFFICE:	Unit 1397: 2,445 SF Unit 1407: 4,068 SF
CEILING HEIGHT:	18' Clear
POWER:	400 amps; 480 volts; 3-phase
LOADING (PER UNIT):	2 Interior Docks 1 Drive-In door
PARKING:	2.6 per 1,000 SF
SPRINKLER:	Yes, fully
REAL ESTATE TAXES:	\$1.61 psf (2018 paid in 2019)
LEASE RATE:	\$8.95 psf modified gross



COMMENTS

- Heavy Parking
- Business Park atmosphere
- Nearby restaurants and public transportation
- 50% off year 1 rent for deals 5 years or more

**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

DAN PRENDERGAST

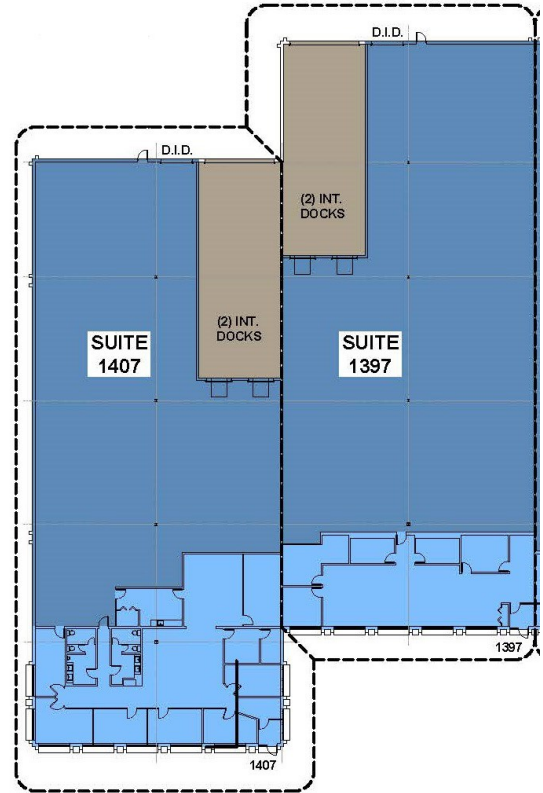
Broker

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