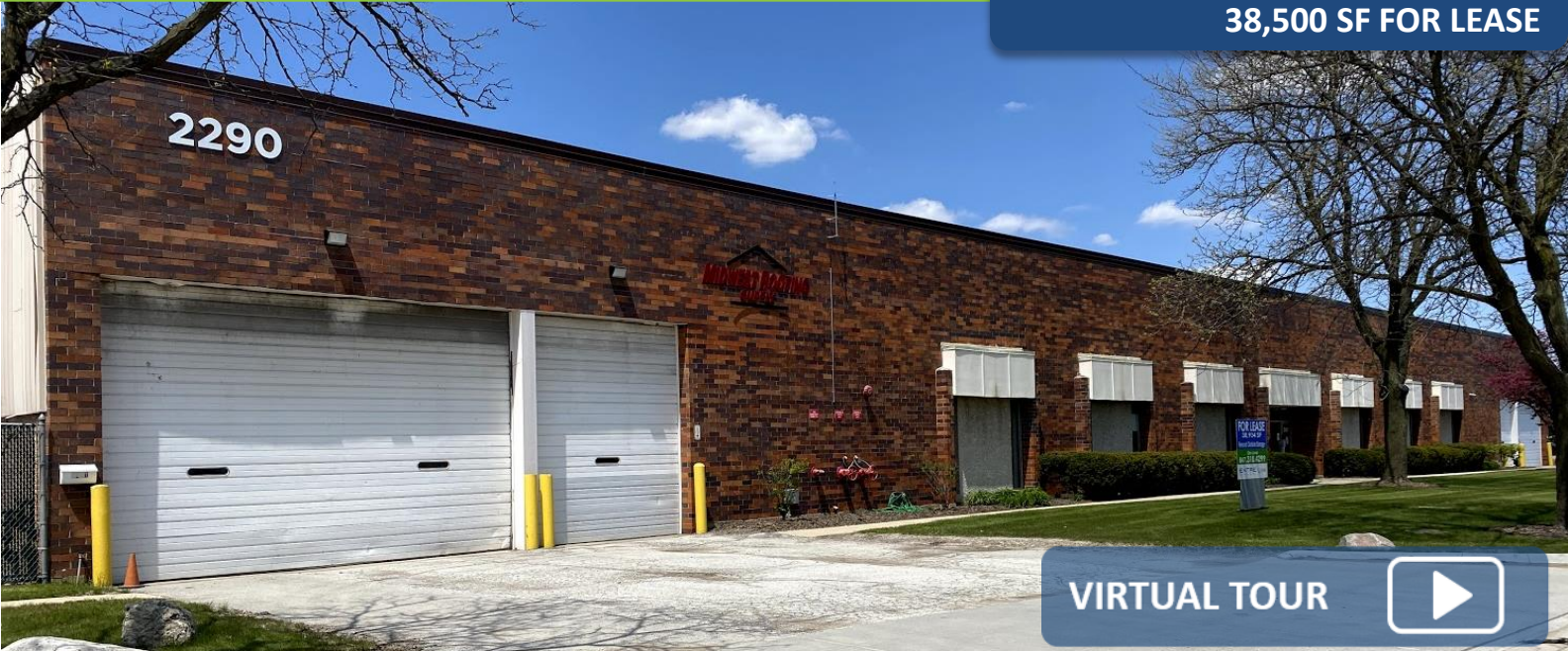


2290 Hammond Dr, Schaumburg, IL

PRICE REDUCTION!**38,500 SF FOR LEASE**

PROPERTY FEATURES

- Fenced Outside Storage
- Easy access to I-90 and I-290 Interchanges
- Adjacent to the Motorola Campus Redevelopment
- In proximity to Restaurants, Hotels, Shopping, and Entertainment
- Zoning M-1 (Manufacturing)
- Institutional Ownership and Management



Contact:

Dan Jones, SIOR, Managing Broker
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Dan Benassi, SIOR
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dbenassi@entrecommercial.com

Sam Deihls
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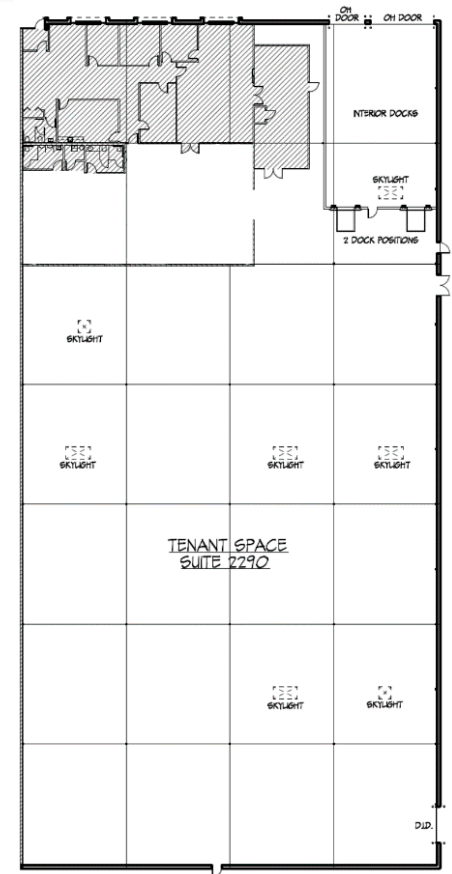
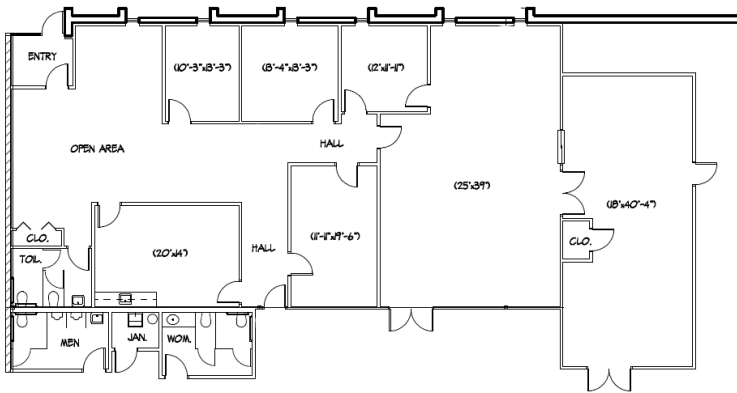
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ENTRE
Commercial Realty LLC

2290 Hammond Dr, Schaumburg, IL

PRICE REDUCTION!

38,500 SF FOR LEASE



SPECIFICATIONS

AVAILABLE: 38,500 SF

OFFICE: 3,500 SF

BUILDING SIZE: 75,000 SF

LAND SITE: 4.12 Acres

LOADING: 2 Interior Truck Docks; 3 DID

POWER: 400 Amps @ 240V 3-Phase

CEILING HEIGHT: 20' Clear

BAY SIZES: 39' x 33'

SPRINKLER: Yes

ZONING: M-1

AGE: 1973

CAM: \$0.61 PSF (2022 estimate)

INS: \$0.05 PSF (2022 estimate)

RE TAXES: \$3.85 PSF (2022 estimate)

MANAGEMENT: 3% Gross fee

LEASE PRICE: \$4.25 PSF Net



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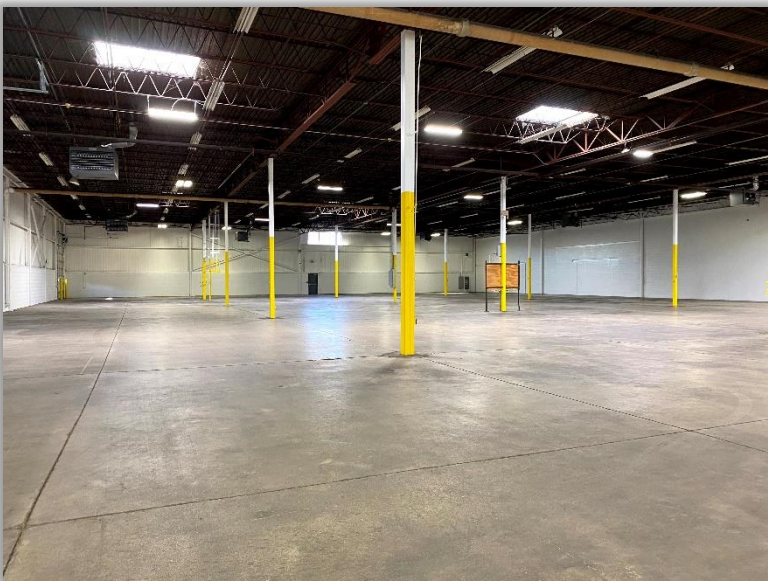
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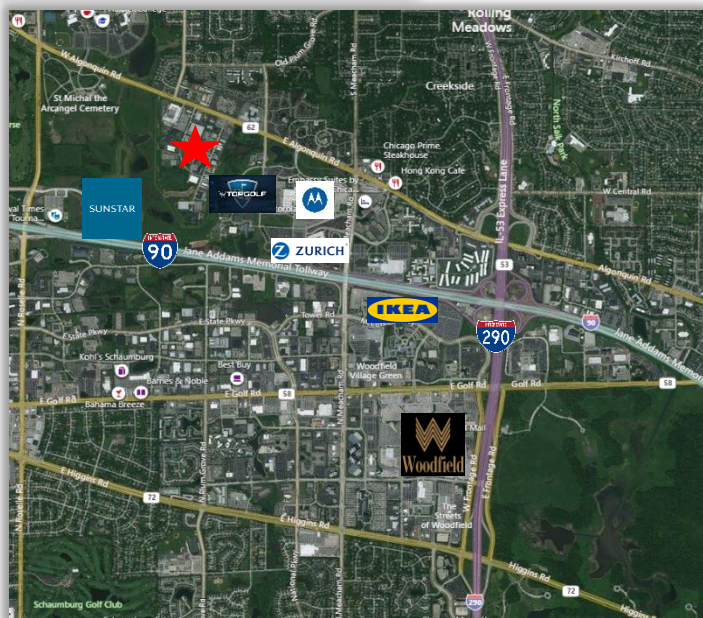
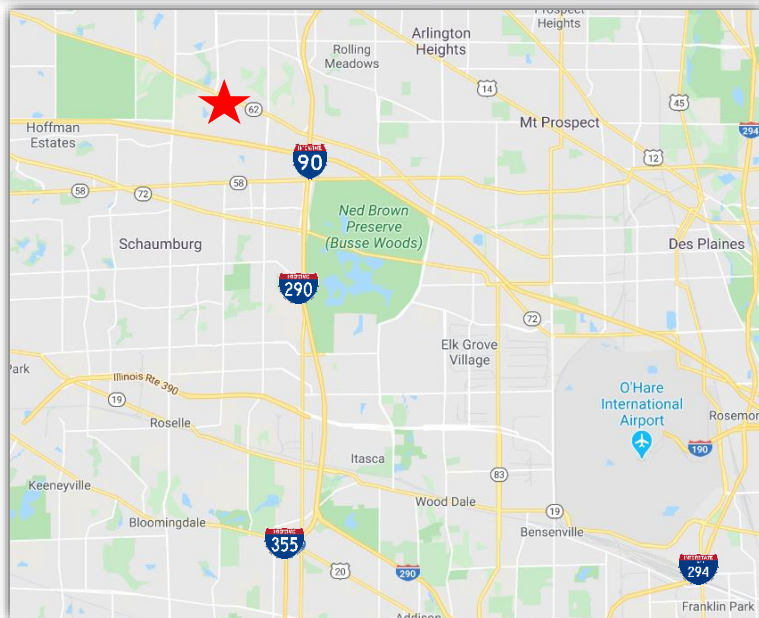
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38,500 SF FOR LEASE



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2290-2300 Hammond Dr, Schaumburg, IL

38,500 SF FOR LEASE

SCHAUMBURG

Located just 30 miles outside Chicago and about 11 miles west of O'Hare International Airport, Schaumburg is the premier suburban business destination in Illinois. The village's businesses provide support to the community's 75,000 residents, 80,000 employees and the northwest suburbs by offering professional and high-quality services and goods.



PRIME LOCATION & TRANSIT OPTIONS

- Intersection of Two Interstate Highways (I-90 & I-290)
- I-390 (Formerly Elgin-O'Hare Expressway)
- Metra Station
- Dial-A-Ride Transportation (DART)
- Pace Bus System

PREMIER COMMUNITY

- Woodfield Mall & The Streets of Woodfield
- Motorola-Solutions Campus Redevelopment (Live, Work, Play Community)
- Schaumburg Convention Center
- Plethora of restaurants, hotels, and entertainment options

DIVERSE ECONOMY

10

Industrial Parks Providing

13.2

Million Square Feet in
Over

400

Facilities

67

Shopping Centers Totaling

9.5

Million Square Feet

12.1

Million Square Feet of
Office Space in

90

Buildings

220

Restaurants

30

Hotels including the
Renaissance Schaumburg
Convention Center Hotel