



Industrial Building

2330 N Hammond Drive, Schaumburg, IL



5,980 SF FLEX SPACE FOR LEASE



presented by
Your SVN Suburban
NEXT LEVEL TEAM

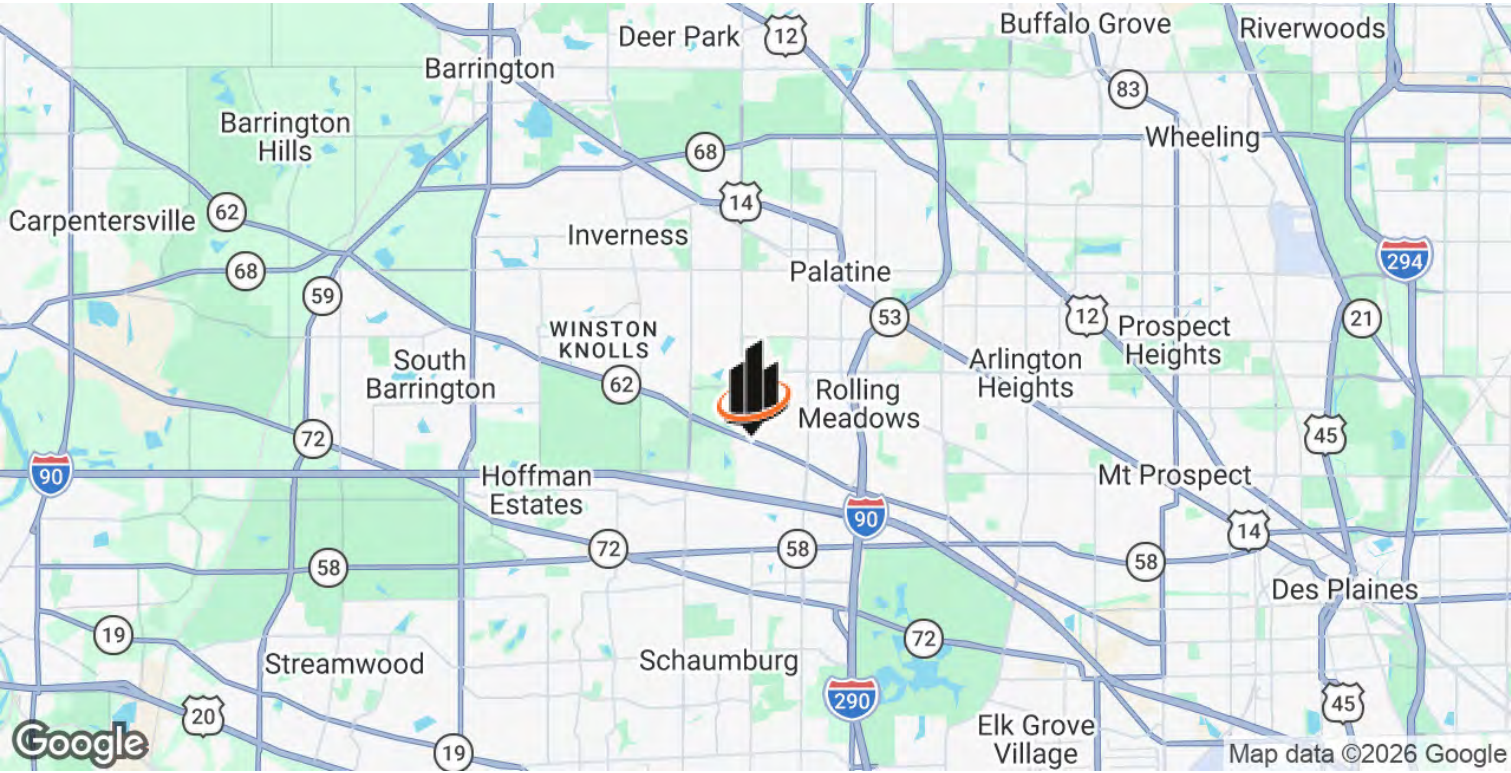
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.50 PSF (MG)
AVAILABLE SF:	5,980 SF
BUILDING SF:	26,000 SF
LOT SIZE:	2.13 AC
BUILDING CLASS:	B
SUB MARKET:	Northwest Suburbs
CROSS STREETS:	Algonquin Rd (Rt. 62)
DRIVE-IN-DOORS:	One 12' DID
YEAR BUILT:	1999
ZONING:	M-1

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PROPERTY OVERVIEW

This 5,980 premium flex/warehouse space offers a distinguished presence in well-connected and sought-after Schaumburg. The space offers hardwood flooring, a large open show area, floor-to-ceiling windows, carpeted office space, a large kitchen, one 12' drive-in door and 17' high ceilings. Ample parking ensures convenience for staff and clients, while the proximity to major expressway connections underscores the property's accessibility.

The space can be configured to a Tenant's desired layout.

PROPERTY HIGHLIGHTS

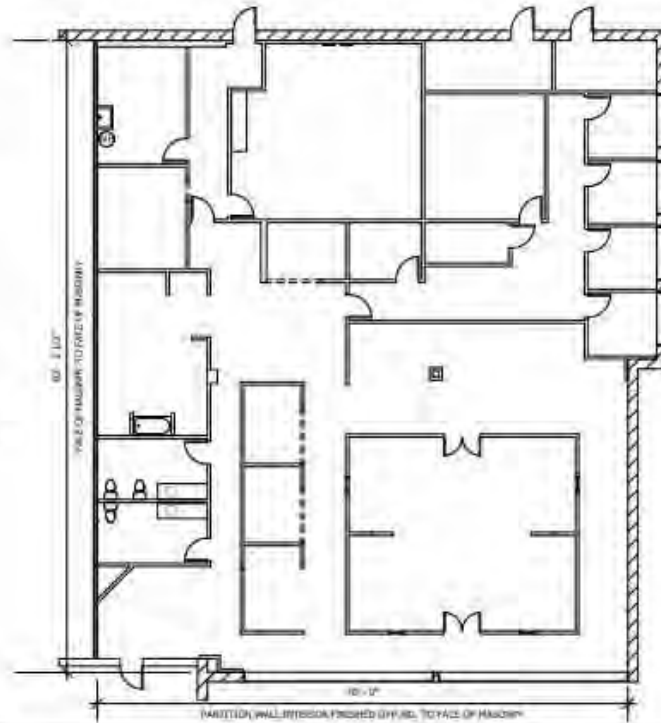
- Prominent Schaumburg location just south of Algonquin Road between Roselle and Meacham
- Immediate access to I-90 and I-355 expressways
- Minutes from Woodfield Mall amenities
- 16.5 Miles from Chicago O'Hare International Airport
- 3.9 Miles from Palatine Metra Station
- 36 Miles from downtown Chicago

SUITE A: AS BUILT & OPEN WAREHOUSE RENDERING

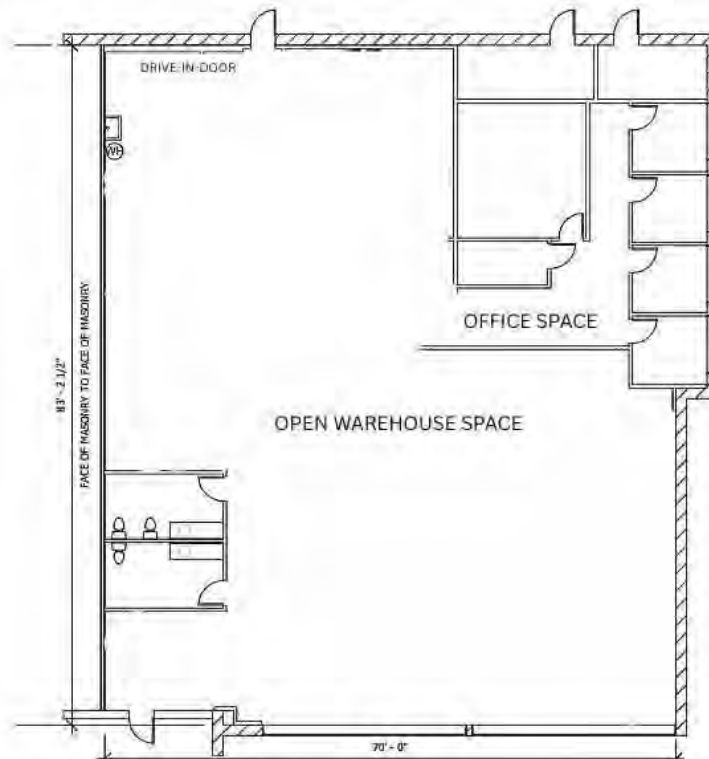
SUITE A

Square Footage:
5,980 s.f.

The interior walls are ¾ partition walls that can easily be taken down to open up the space



① **First Floor Plan**
3/32" = 1'-0"



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ADDITIONAL PHOTOS



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AERIALS

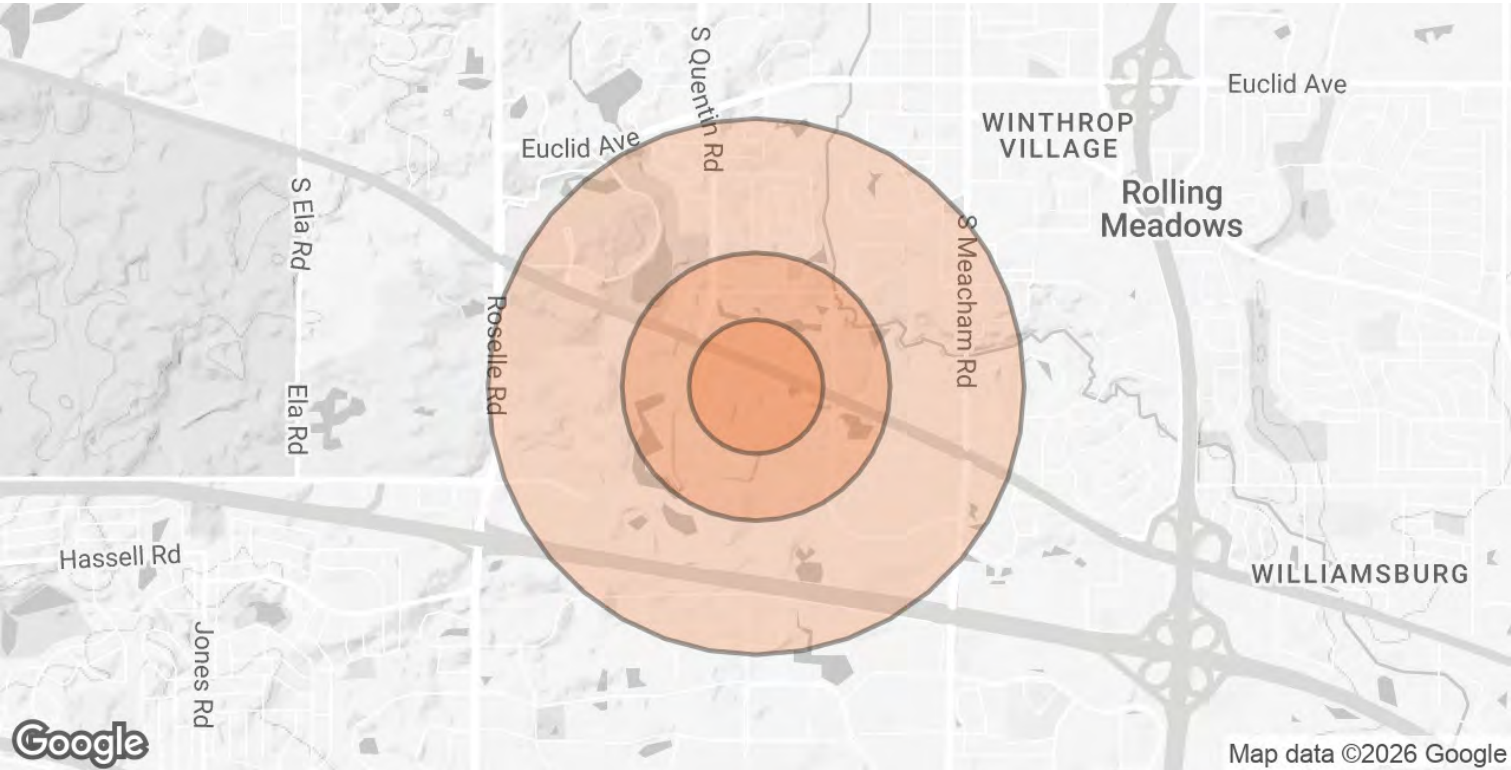


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	443	2,521	8,781
AVERAGE AGE	36.9	36.0	37.5
AVERAGE AGE (MALE)	39.7	36.6	37.2
AVERAGE AGE (FEMALE)	34.0	35.0	37.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	245	1,212	3,871
# OF PERSONS PER HH	1.8	2.1	2.3
AVERAGE HH INCOME	\$108,287	\$116,679	\$132,130
AVERAGE HOUSE VALUE	\$255,369	\$368,041	\$430,941

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