

# For Sale

851 Asbury Drive, Buffalo Grove, IL  
High Image Office/Tech/Light Manufacturing Facility

## Features

Available SF:	18,427 +/- sf
Office Space:	Approx. 6,000 +/- sf
Site Size:	Approx. 47,328 sq. ft. (1.08 acres)
Construction:	Brick and insulated precast concrete
Sale Price:	\$1,775,000
Sprinklered:	Fully – wet system
Air Conditioned:	Office fully air conditioned
Power:	400 amp, 277/480 3 phase (subject to verification)
Docks:	1 enclosed with levelor
Drive-in Doors:	1 (14' high door)
Ceiling Height:	18' clear
Parking:	19 striped stalls plus 1 handicap parking stall
Year Built:	1989
Taxes:	\$2.22/sf (2017, paid 2018)
Occupancy:	Negotiable

For more information  
or to arrange for an inspection,  
please contact:

Greg Wernisch, CCIM  
CTK Chicago Partners  
847-768-6547 (direct)  
gwernisch@ctkcp.com

Dan Tobin, SIOR  
CTK Chicago Partners  
847-699-2162 (direct)  
dtobin@ctkcp.com



Submitted subject to prior, change in status or  
withdrawal without notice. Not to scale.



# Building Plan & Photos

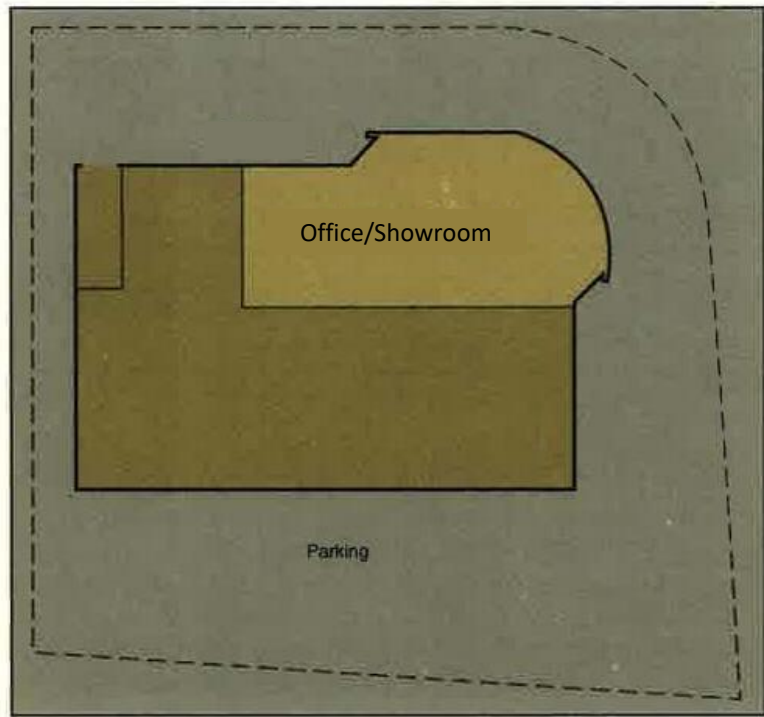
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# Site Plan

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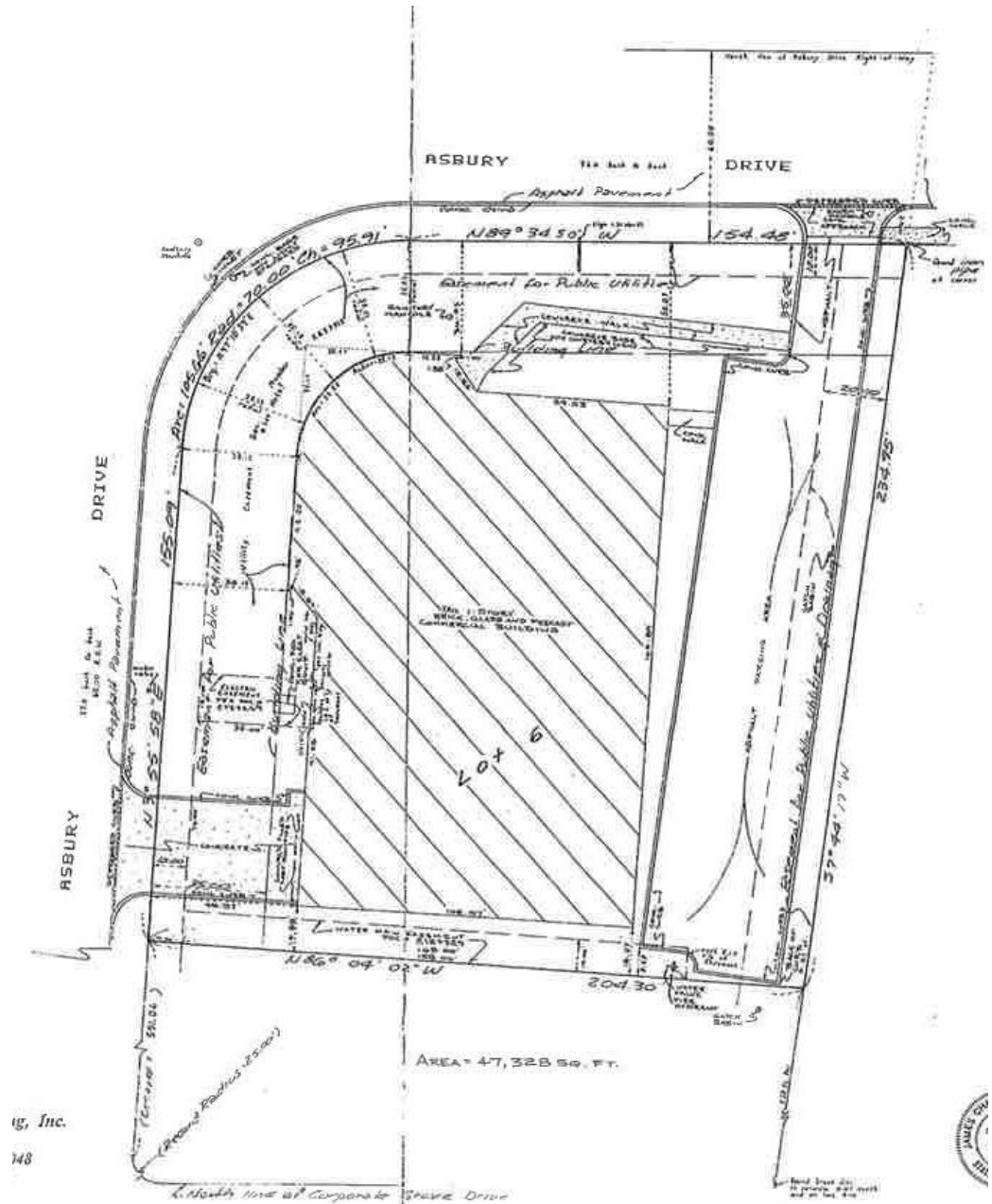
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