

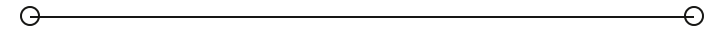


**LEASE**

**895 American Ln**

**895 AMERICAN LN**

Schaumburg, IL 60173



**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$12.50 SF/YR (MG)
BUILDING SIZE:	26,121 SF
AVAILABLE SF:	26,121 SF
LOT SIZE:	2.25 Acres
POWER	800A/120-208V
YEAR BUILT:	1981
ZONING:	B-3

## PROPERTY OVERVIEW

895 American Lane is located within the prestigious Woodfield Lake Business Campus near the heart of downtown Schaumburg. The current building layout features 14,500 SF of Office (55%) and 11,621 SF of Warehouse (44%). There is indirect lighting throughout office area. State-of-the-art heating and cooling system. Custom finished office area. Expandable area for parking or larger building. Professional landscaping.

The property allows uses including office, flex and light industrial. It is ideal for a mix of office and warehouse needs. There is abundant parking with good access from Golf and Higgins Roads along with I90 and I290.

## PROPERTY HIGHLIGHTS

- 18' Clear Height
- 2 Interior Docks/1 Drive in Door
- Fully Built Out Office and Warehouse Space
- Building Renovated in 2015
- Abundant Parking (85+ Spaces)

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## ADDITIONAL PHOTOS

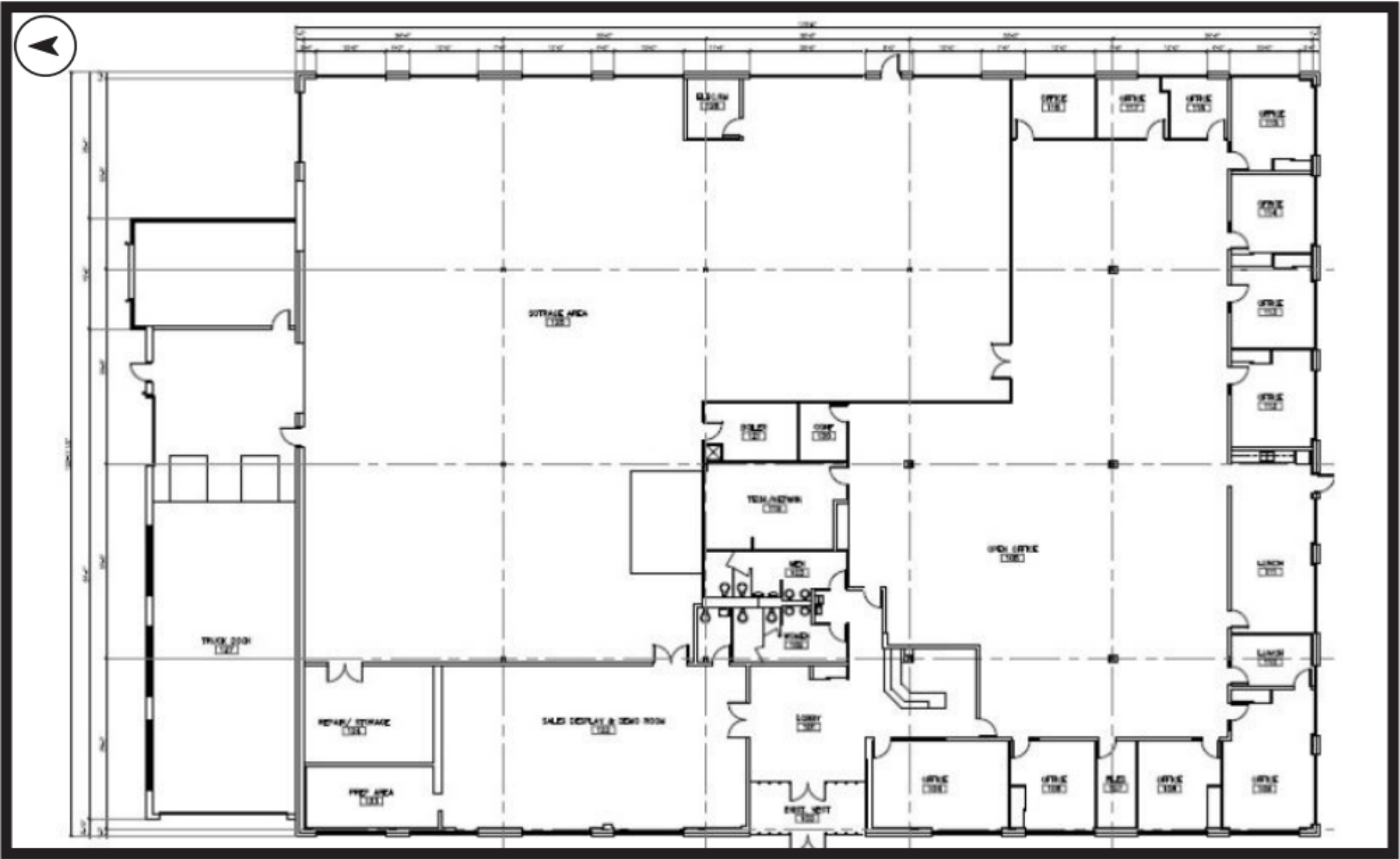


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# FLOOR PLAN



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# RETAILER MAP



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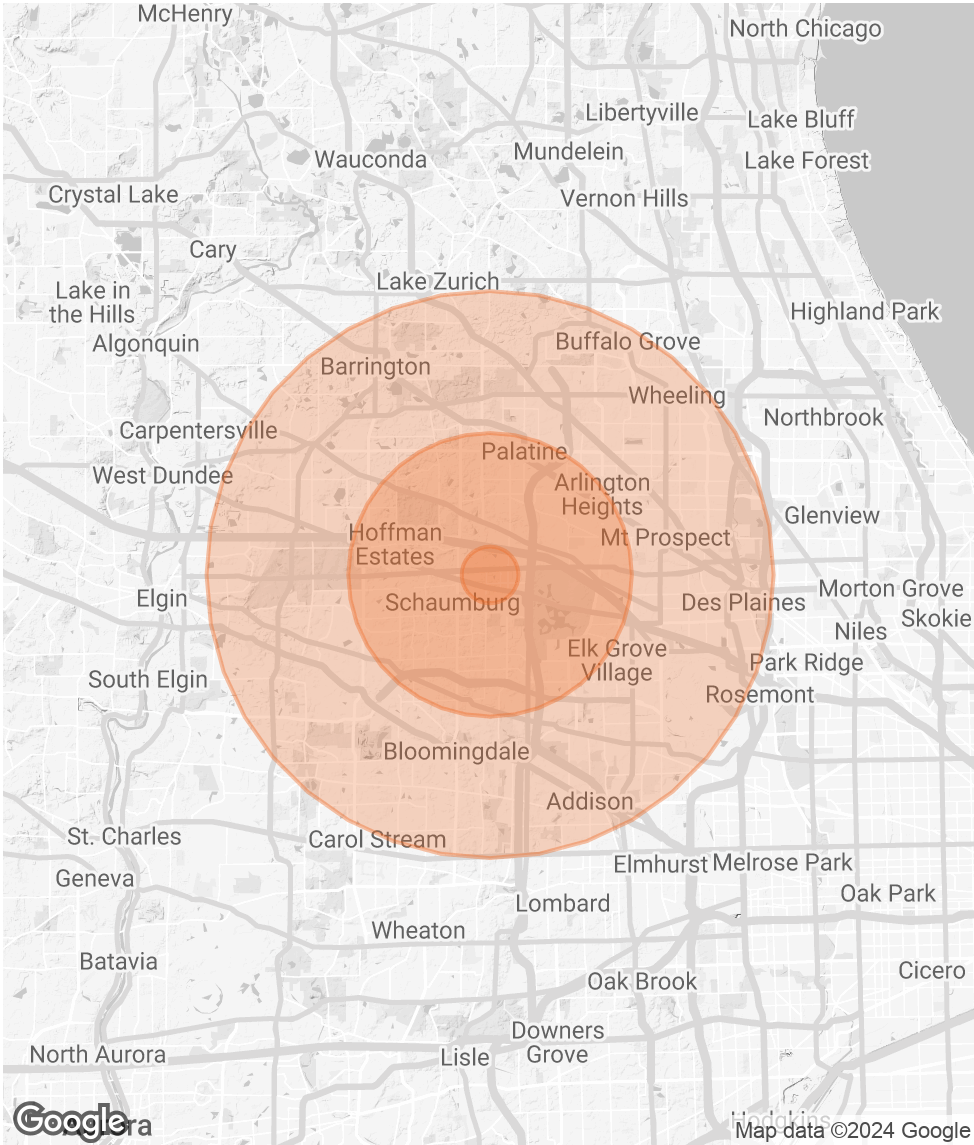


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,408	261,679	898,896
AVERAGE AGE	37.4	41.7	40.9
AVERAGE AGE (MALE)	37.9	40.5	39.6
AVERAGE AGE (FEMALE)	37.6	42.4	41.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,323	107,867	349,059
# OF PERSONS PER HH	2.3	2.4	2.6
AVERAGE HH INCOME	\$109,613	\$102,423	\$103,435
AVERAGE HOUSE VALUE	\$290,226	\$274,981	\$279,467

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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