



1-9 E. Commerce Dr.

Schaumburg, IL

For Sale or Lease - Up To 51,513 SF
On 5.47 Acres

**Office / Industrial Flex Opportunity
with Auto / Van / Trailer Parking**

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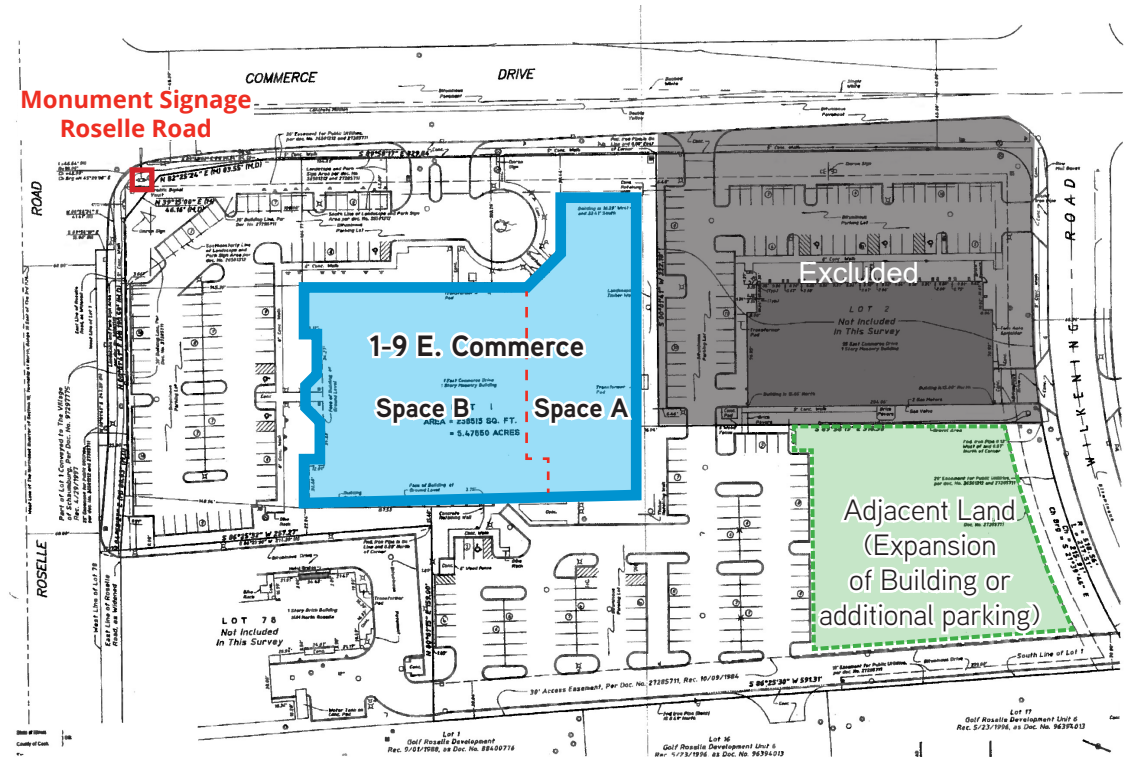


The Property

- For Sale or Lease
- 5.47 Acres
- 51,513 SF Building
 - Space A: 20,840 SF
 - Space B: 30,673 SF
- Sale Price: \$7,995,000
- Rental Rate: \$14.75 Net/SF
- Real Estate Taxes: \$7.00 PSF (est 2024)
- CAM: \$2.00 PSF (est 2024)
- Building Electric Capacity:
 - 1 Commerce (suite B): 1200 amps/ 480 Volts
 - 9 Commerce (suite A): 600 amps/ 277 Volts
- Roselle Road monument and building top signage opportunity
- Property can accommodate addition of a drive-in door or docks with 130' truck court
- Part of the prestigious Schaumburg Business Park with beautifully maintained grounds and landscaping throughout
- Tremendous hotels, restaurants and shopping only minutes from the property at Woodfield Mall and the surrounding area
- Excellent owner occupier or lease opportunity current seller will lease back Space A or Space B long term.
- Great existing conditions with furniture included
- Existing conditions include office, lab, conference, training and showroom facilities
- Ample parking ratio; expandable to 6/1,000 SF
- Directly off 4-way I-90 interchange at Roselle Road on "Hard Corner" of Roselle Rd & Commerce Dr.
- Managed and maintained at an institutional level
- Existing generator
- AT&T fiber, AT&T and Comcast phone lines

1-9 East Commerce Drive

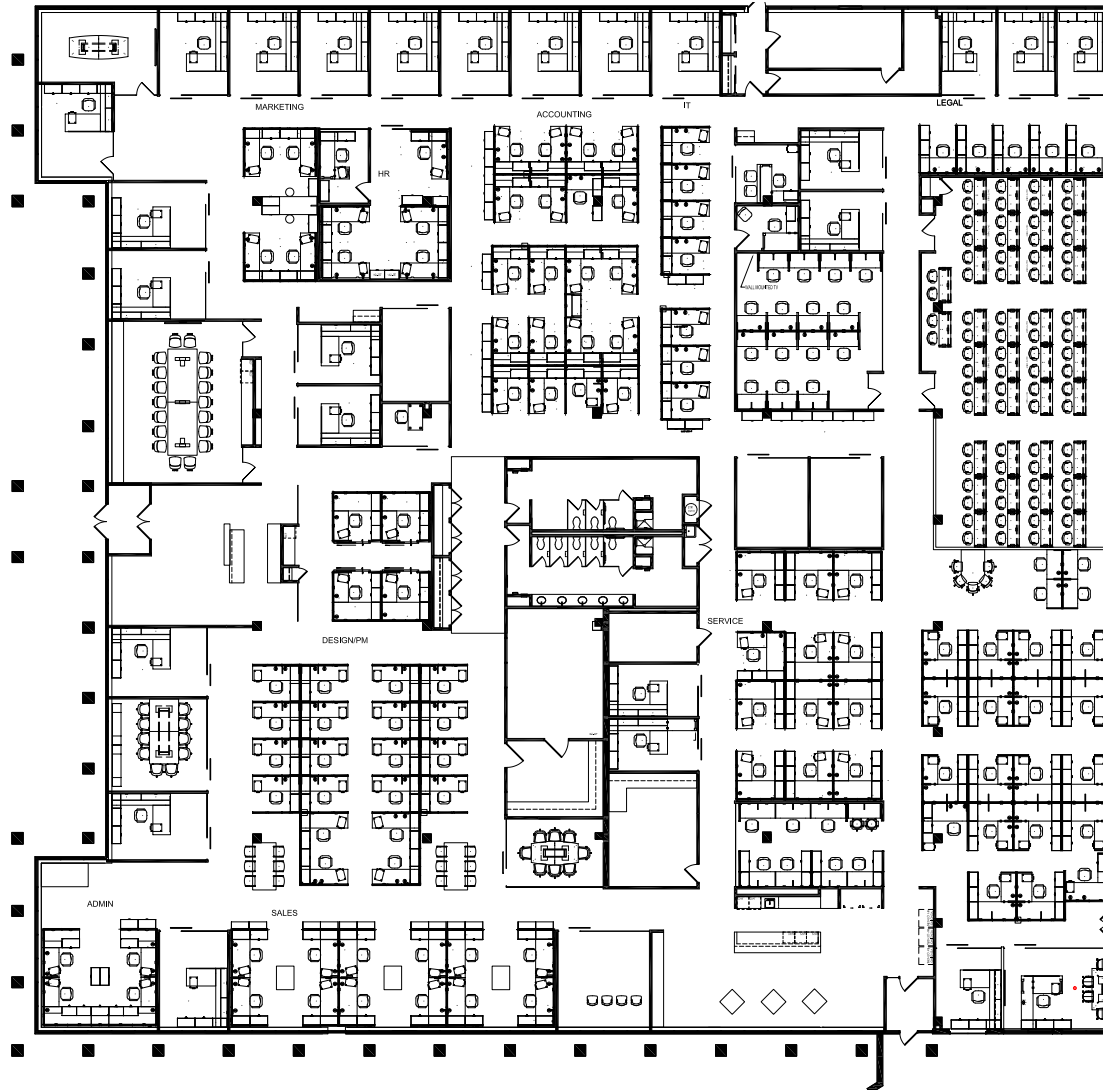
Site Plan



Available Space

1 E. Commerce Drive | Schaumburg, IL

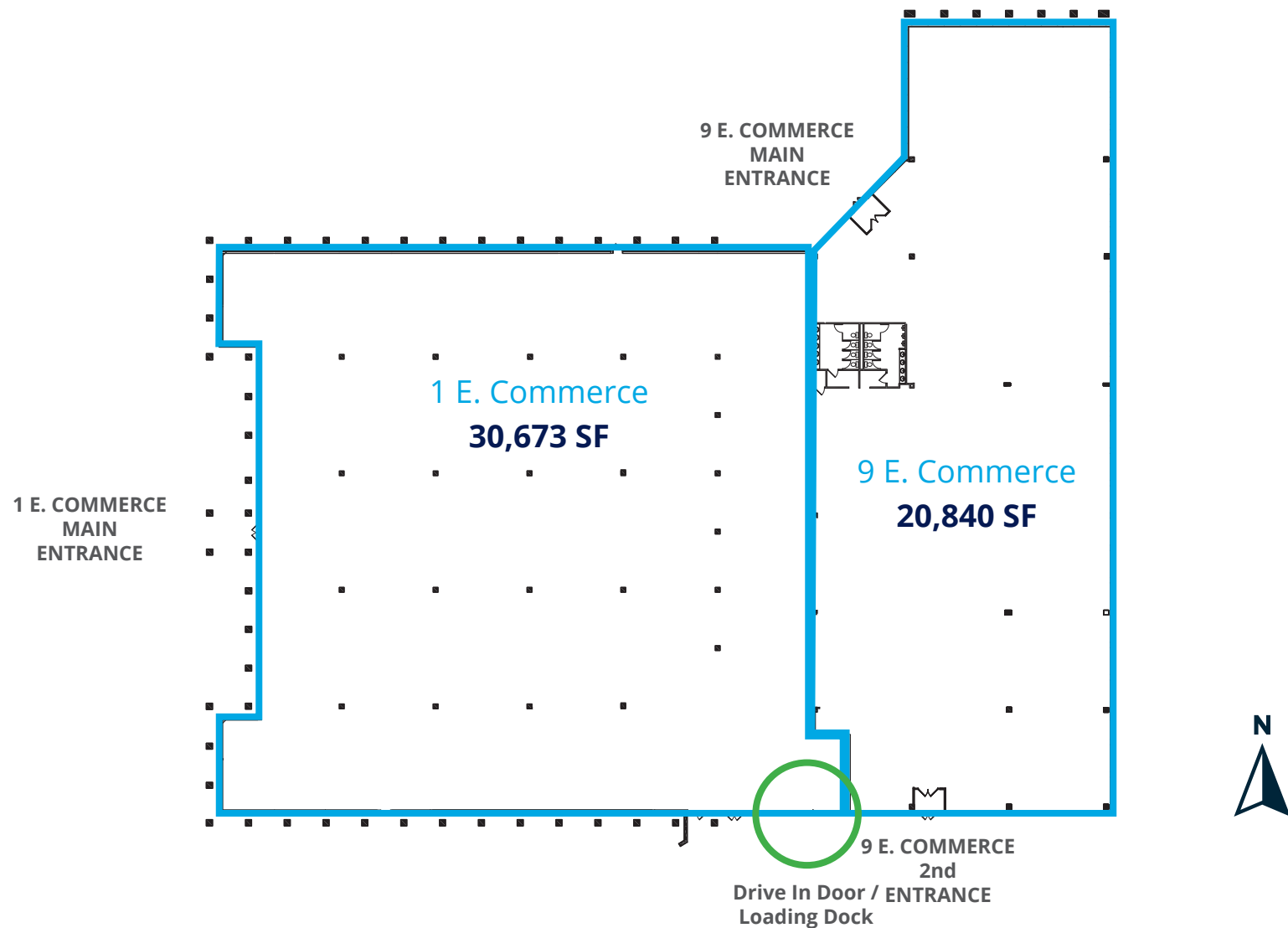
30,673 SF Total



Available Space

1-9 E. Commerce Drive | Schaumburg, IL

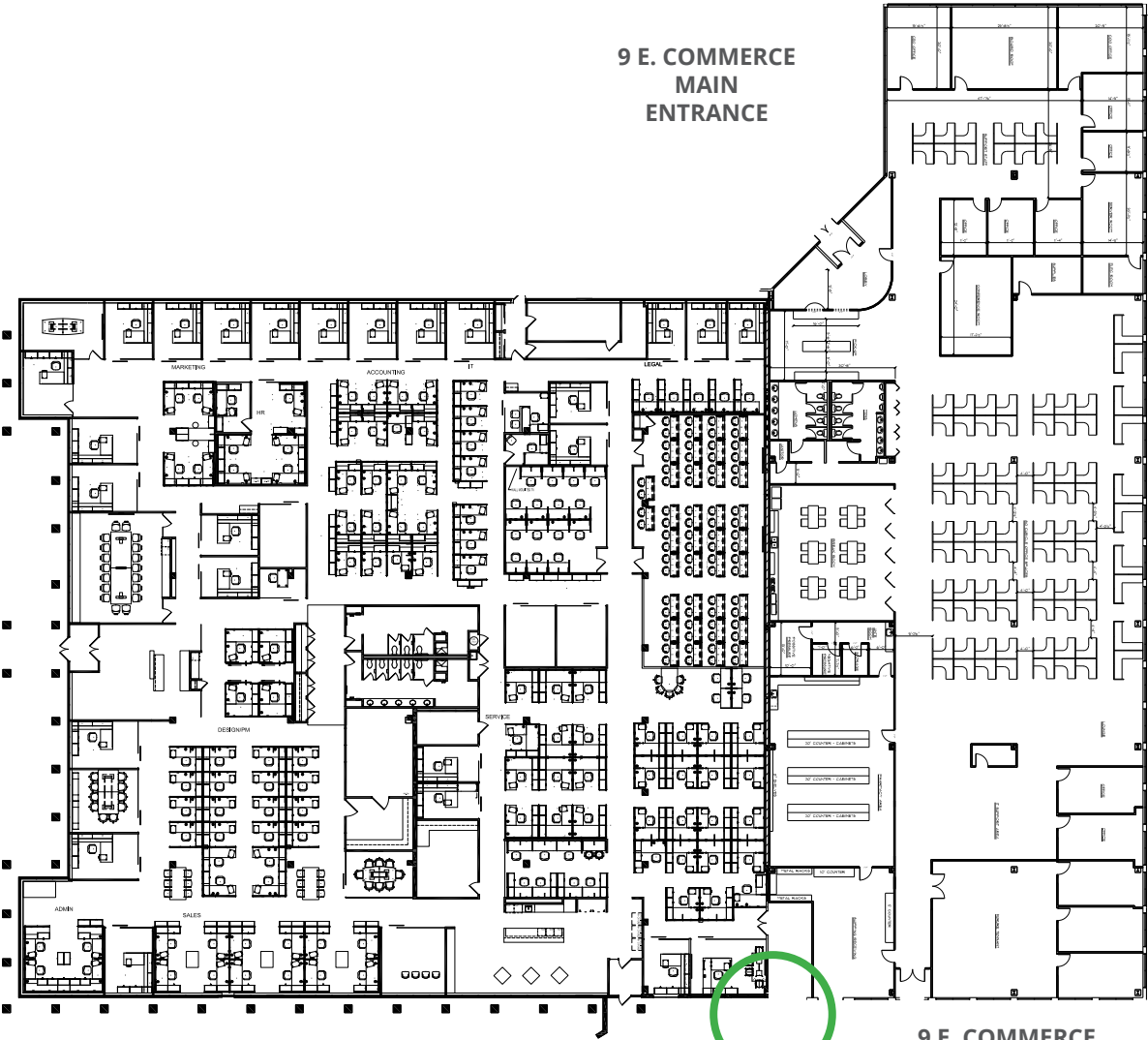
51,513 SF Total



Existing Conditions

1-9 E. Commerce Drive | Schaumburg, IL

51,513 SF Total



9 E. COMMERCE
MAIN
ENTRANCE

1 E. COMMERCE
MAIN
ENTRANCE

9 E. COMMERCE
2nd
ENTRANCE

Drive In Door /
Loading Dock

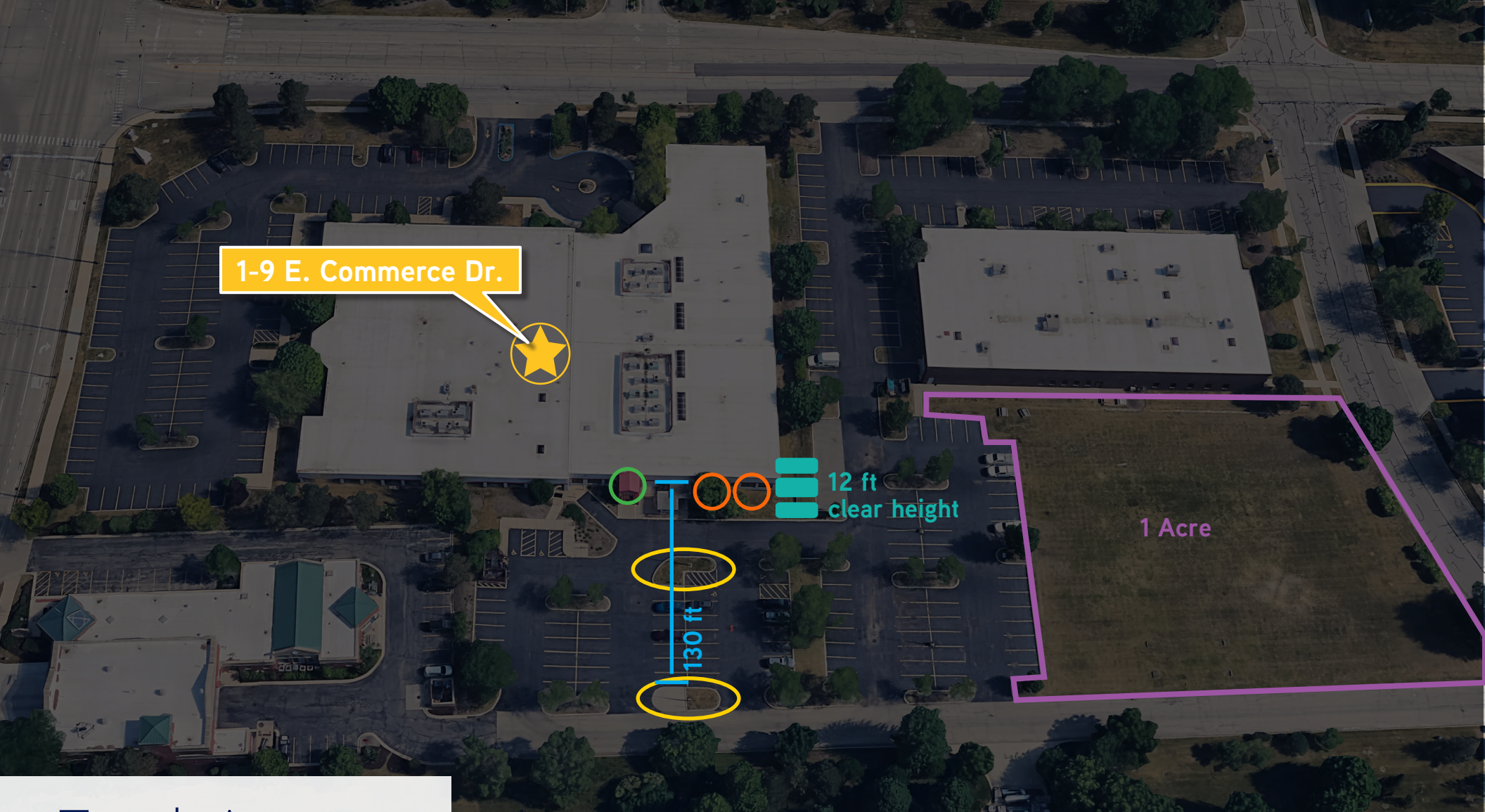


1 Commerce Photo Gallery



9 Commerce Photo Gallery





Truck Access



Drive In Door
with Scissor Lift



Future
Loading Dock



Removable Islands
for added truck
access



130 ft
Truck Court Possible



12' ft clear height
14' ft to roof deck



1 acre of adjacent land
for additional trailer
parking / service vehicle
parking

Area Amenities

HOTELS



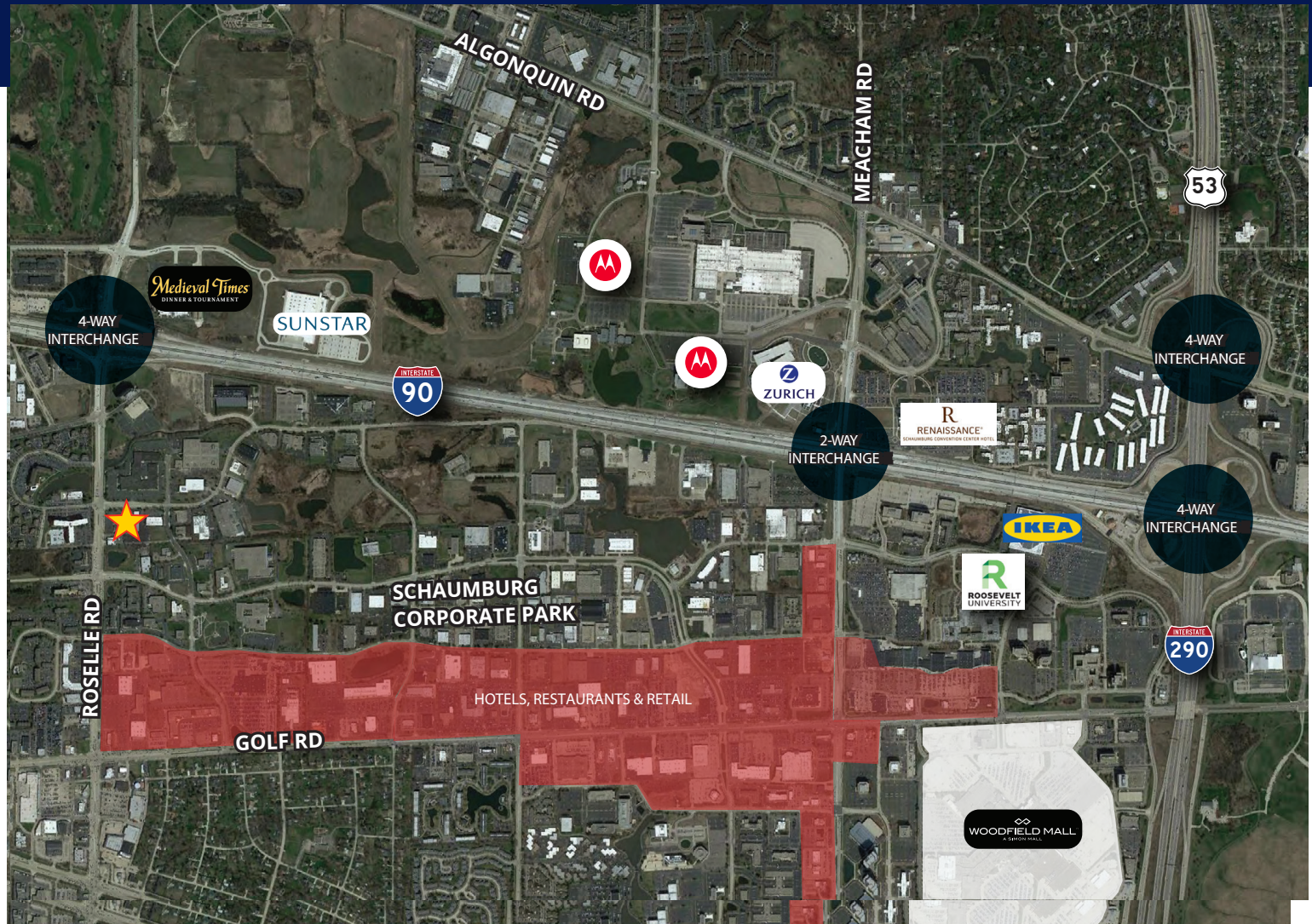
RESTAURANTS



CORPORATE



RETAILERS





Location

Located near the 4-way interchange at Roselle Road and I-90

LEGEND

- RAMPS COMPLETE
- MULTI-USE PEDESTRIAN PATH
- TRAFFIC SIGNALS
- BRIDGE RECONSTRUCT AND WIDEN COMPLETE
- EXISTING TOLL PLAZA LOCATION
- NEW TOLL PLAZA LOCATION

WEST CENTRAL RD

CENTER COURT

INTERSTATE
90

ROSELLE RD
TOLL PLAZA (12)

ARBORGLN BLVD

HILLCREST BLVD

ROSELLE RD

1-9 E. Commerce Dr.



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1-9 E. Commerce Dr.

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