

FOR SALE OR LEASE

Colliers



547,135 SF

- Divisible
- 6B Potential
- Fully air conditioned
- Excellent visibility at I-90 and Barrington Road interchange

2400 W Central Road

Hoffman Estates, Illinois

Corporate Headquarters Opportunity
in Chicago's Golden Corridor



SIZE ±547,135 SF - Divisible

OFFICE First Floor: 113,334 SF
Second Floor: 74,780 SF
(can be reduced)

LAND AREA 23.68 Acres

YEAR BUILT Original Building: 1974
Expansion / Renovation: 1998

ZONING M-2, Manufacturing

POWER 10,000 amp

TAXES \$2.67 PSF (2024)
Potential for 6B

LOADING 11 Exterior Docks
20 Interior Docks
2 Drive-in Doors

CAR PARKING 468 Spaces

CLEAR HEIGHT 28'

SPRINKLER Newer warehouse is ESFR
(1998 expansion area)

LEASE RATE Subject to Offer
SALE PRICE \$79/PSF



100%
Air-conditioned



On Full Interchange
@ I-90/Barrington Road



Zoning Allows for
Trailer Parking

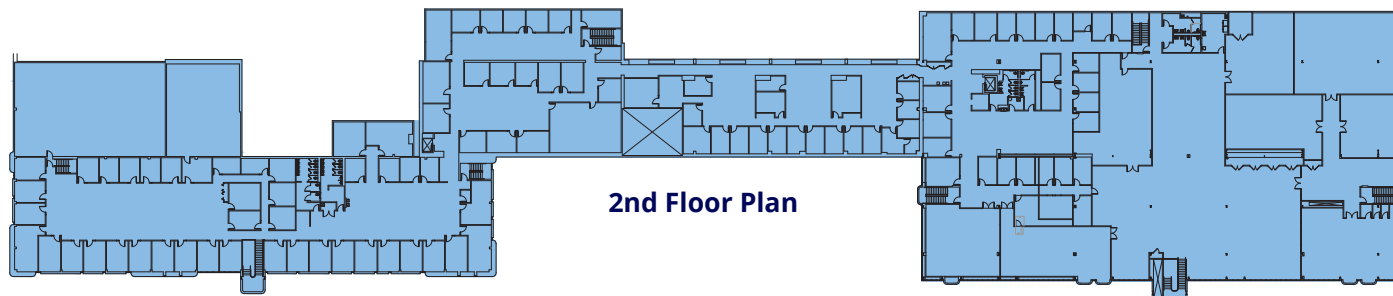


Excellent Visibility
on I-90

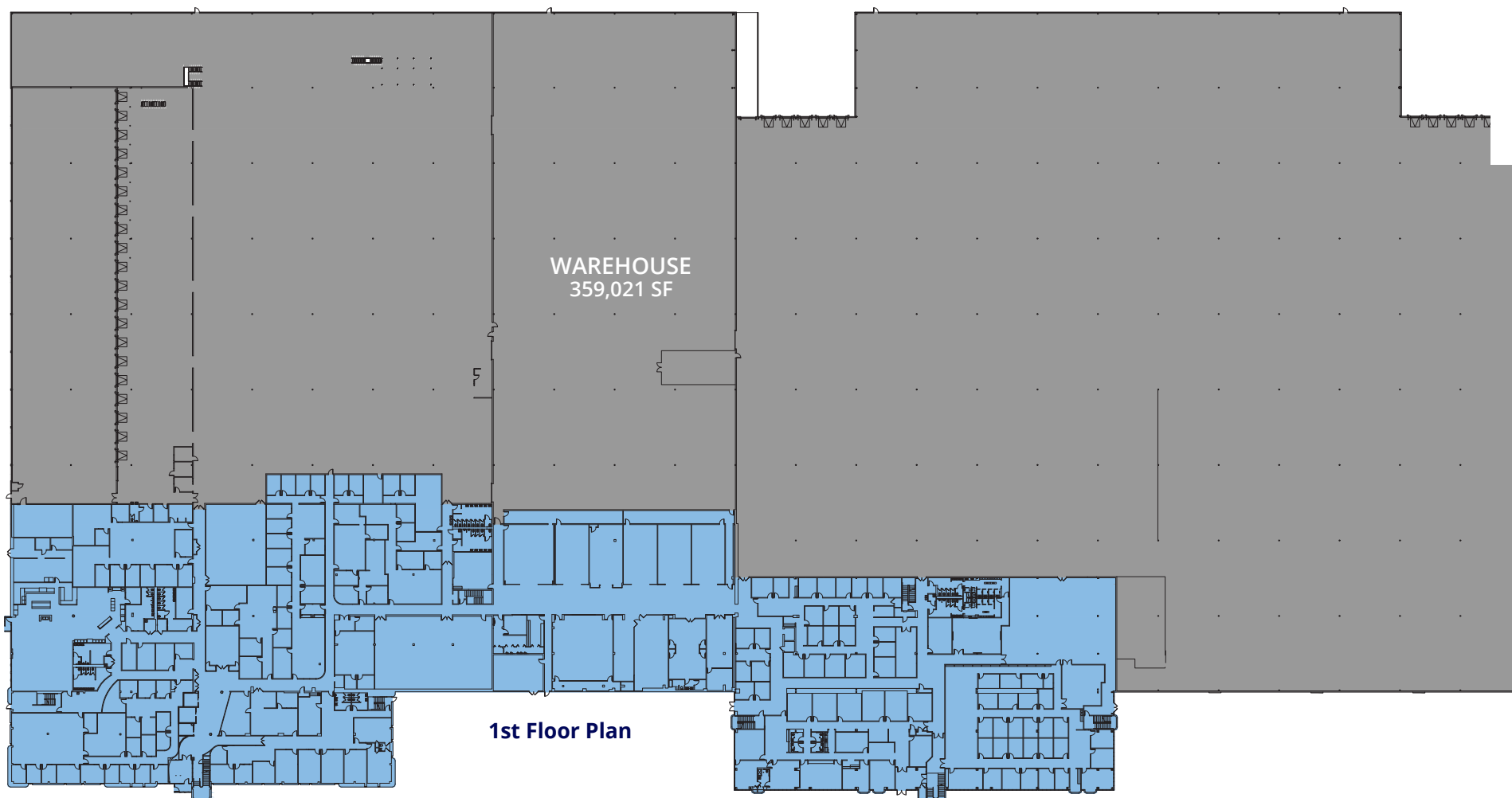


Building
is Divisible

Floor Plan



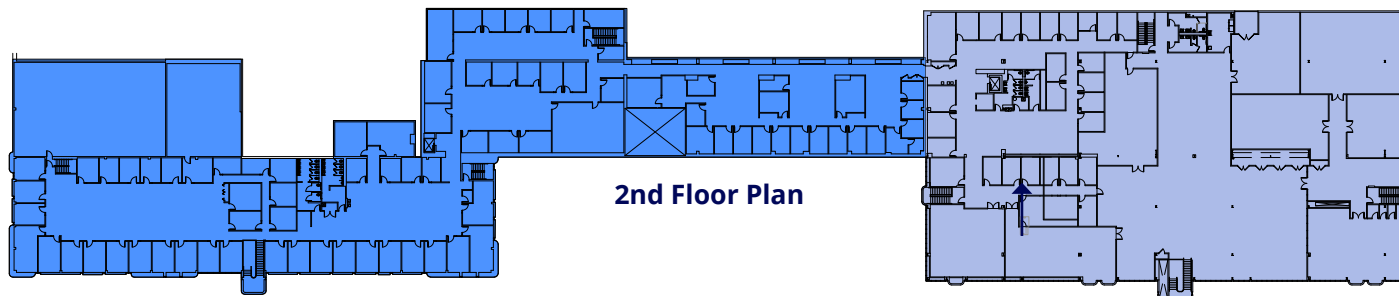
2nd Floor Office: 74,780 SF
1st Floor Office: 113,334 SF
Warehouse: 359,021 SF
Total: 547,135 SF



0 40 80
scale: 1" = 80'-0"



Demised Plan



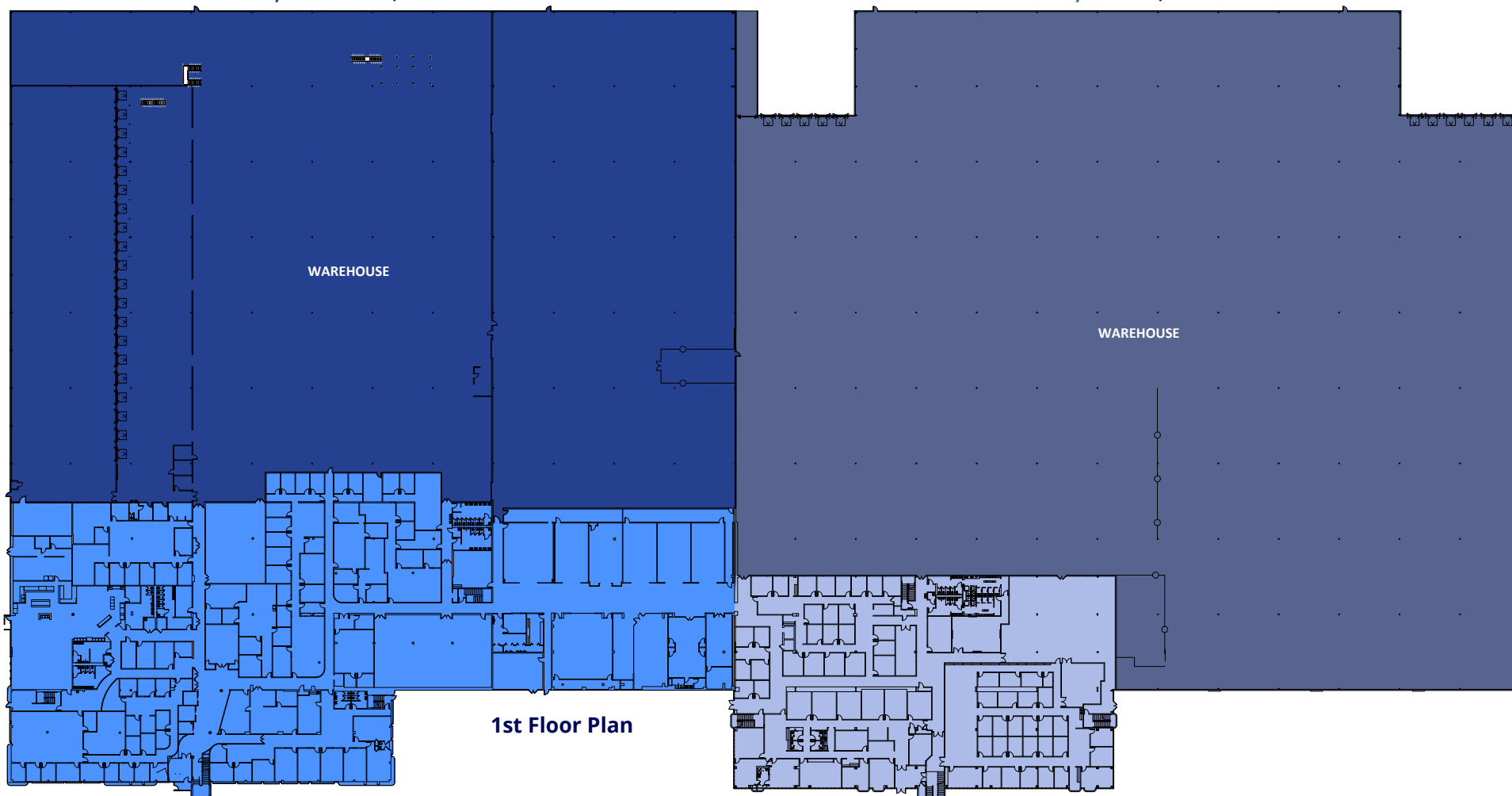
2nd Floor Plan

2nd Floor Office: 38,878 SF
1st Floor Office: 77,259 SF
Warehouse: 154,932 SF

West Tenant Total:
271,069 SF

2nd Floor Office: 35,902 SF
1st Floor Office: 36,075 SF
Warehouse: 204,078 SF

East Tenant Total:
276,055 SF

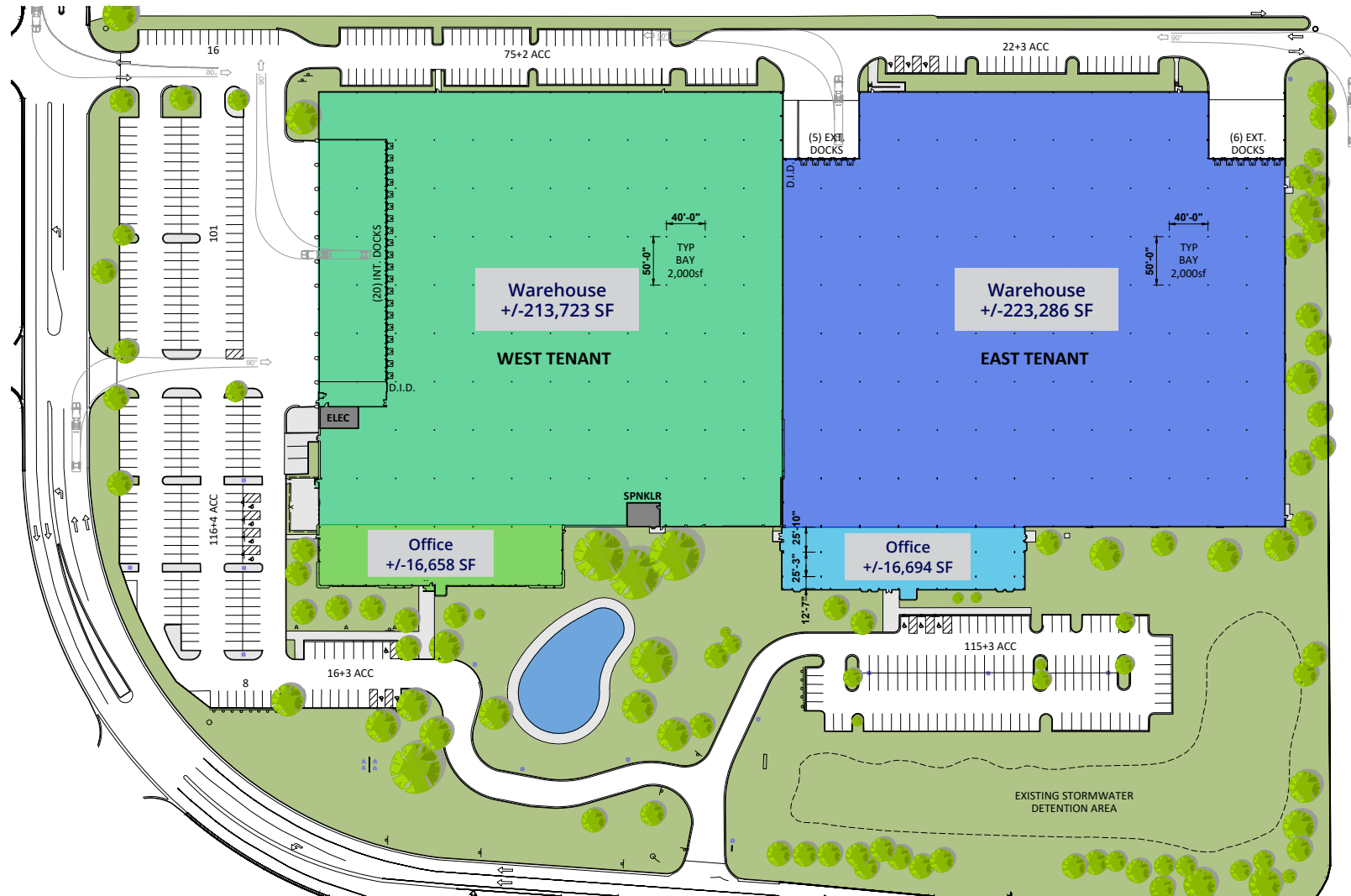


1st Floor Plan

0 40 80
scale: 1" = 80'-0"



Conceptual Reduced Office Plan



REPOSITION. REINVENT. REIMAGINE.

Reimagine the possibilities of a premier headquarters campus strategically positioned in the heart of the Northwest Suburbs.



PRIME VISIBILITY

Prominent standalone headquarters with frontage on I-90 in the northwest suburbs of Chicago.



FLEXIBLE OFFICE

Adaptable office layout designed for single or multi-tenant use with flexible, divisible floor plans.



CORPORATE FACILITY

Expansive headquarters blending office and distribution uses, easily divisible for multiple tenants.



UNIFIED SPACE

The property supports logistics, R&D, and manufacturing functions under one roof.

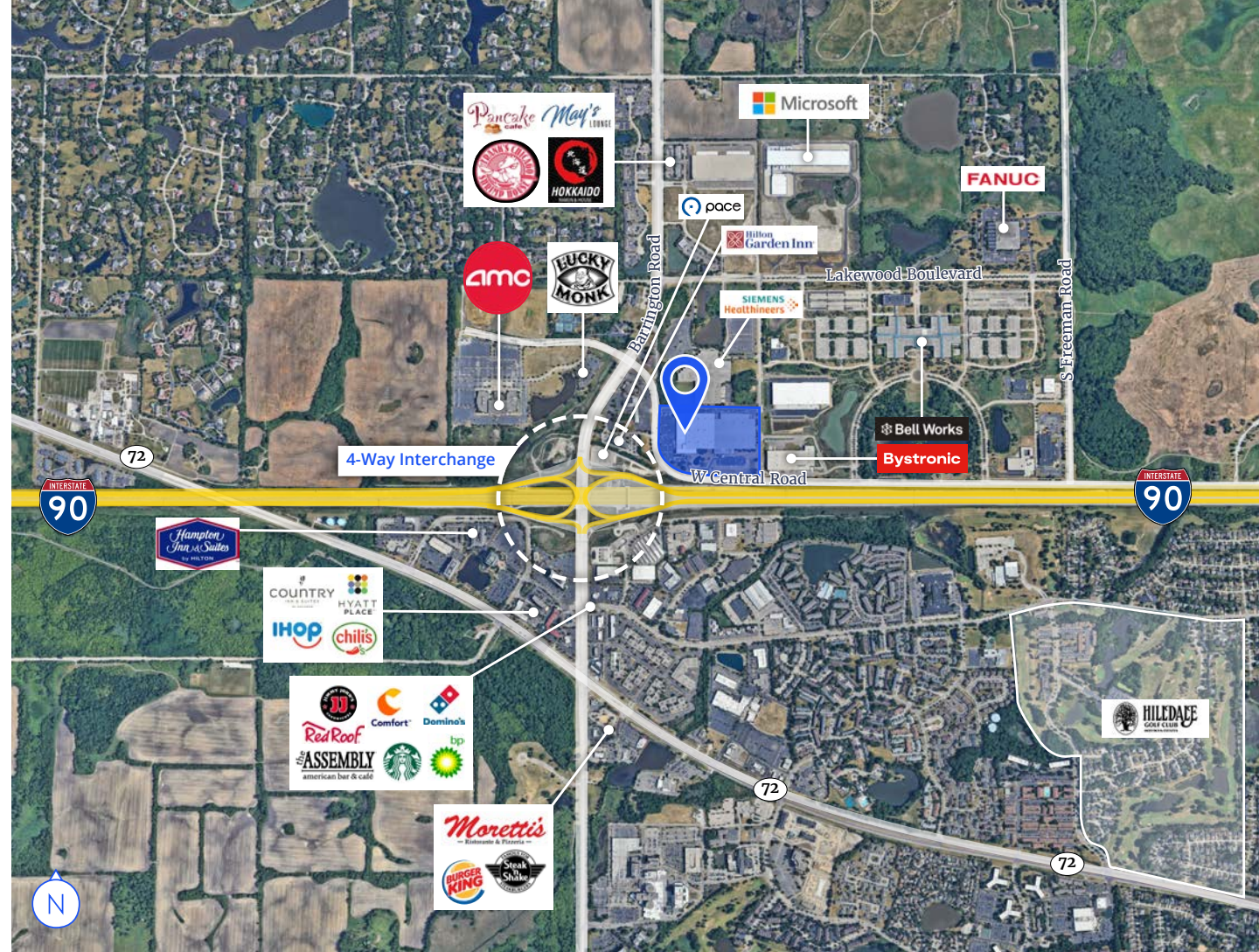


ADAPTIVE REUSE

Suited for repositioning as medical, technology, education, or creative office space.

A Thriving Suburban Hub

Hoffman Estates is a well-established community with over 52,000 residents and a diversified economy anchored by healthcare, tech, and manufacturing. The village is recognized for its pro-business climate, strong labor pool, and modern amenities, making it a preferred headquarters location in the Northwest Suburbs.



240K

5-Mile Population

Strong consumer base and local workforce within five miles.

\$122K

Avg. Household Income

Affluent demographics support area stability and market demand.

\$3.8B

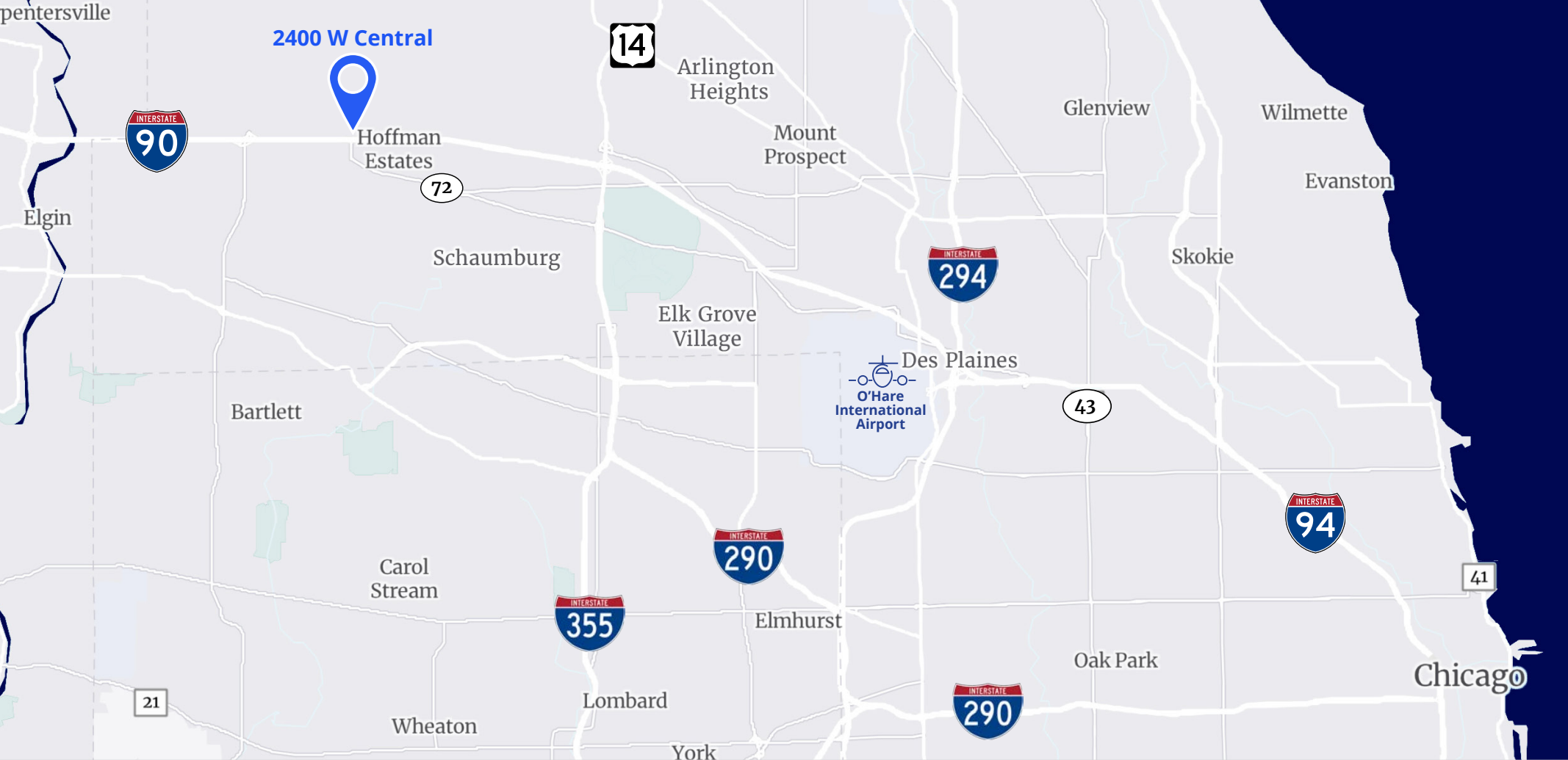
Local Spending Power

Strong purchasing base supports retail, housing, and services.

1.2M+

Regional Workforce

Access to a deep, educated labor pool across the Northwest suburbs.



< 1 Mi

to I-90 Interchange

10 Mi

to Woodfield Mall

19 Mi

to O'Hare Airport

30 Mi

Northwest of Chicago

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