

30,560 SF FOR LEASE/SALE

# 600 HEATHROW DR

LINCOLNSHIRE, IL





# PROPERTY OVERVIEW

**Total Building** 30,560 SF (expandable)

**Office Space** 10,568 SF (2-story)

**Land Size** 3.14 Acres

**Ceiling Height** 22' with 29' high bay

**Loading** 2 Exterior Docks

**Drive-ins** 1 Drive-in Door (12' x 14')

**Power** 4,000 Amps @ 480 Volts

**Parking** 79 Spaces (expandable)

**Year Built** 1987

**Sale Price** Subject to Offer

**Lease Rate** \$10.00 PSF Net

**Real Estate Taxes** \$2.42 PSF (2024)

Fully Air-Conditioned Warehouse

Floor drains and compressed air lines in warehouse

Located within a high image business park with close proximity to restaurants and hotels



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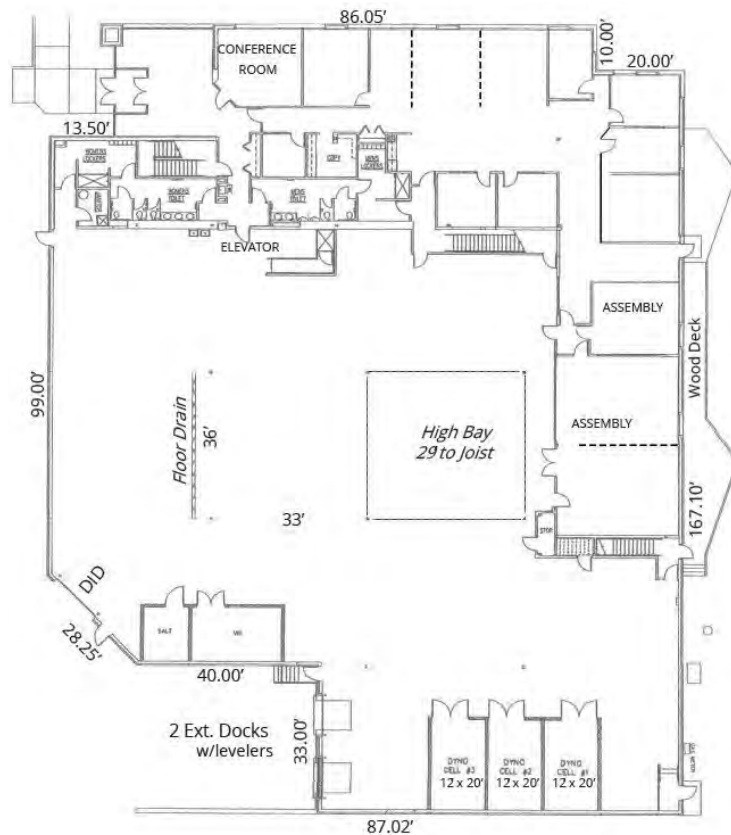
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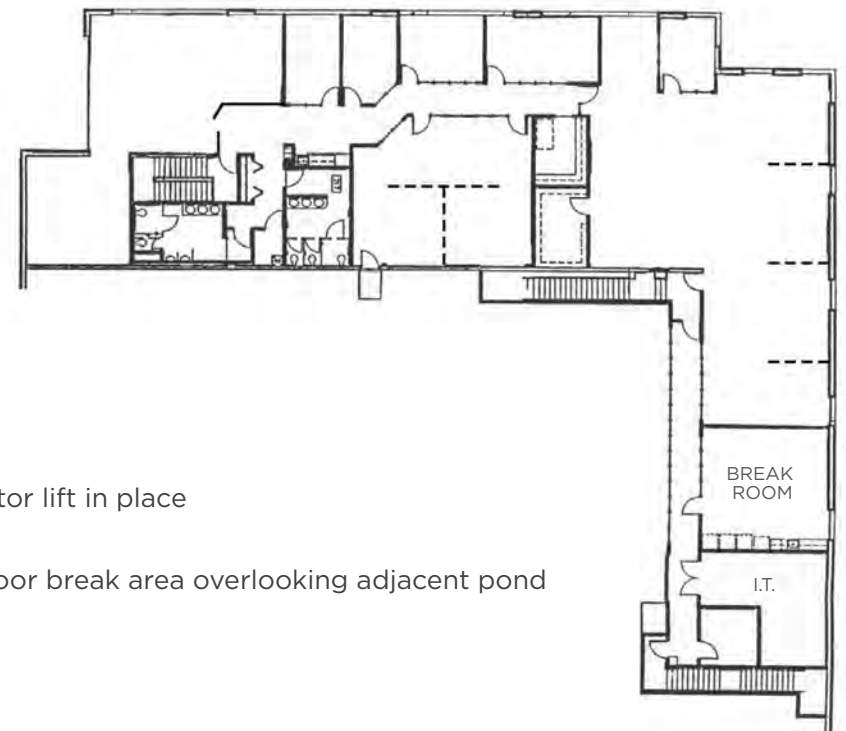
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# FLOOR PLAN

## Building Plan



## 2nd Story Office Plan



- Elevator lift in place
- Outdoor break area overlooking adjacent pond

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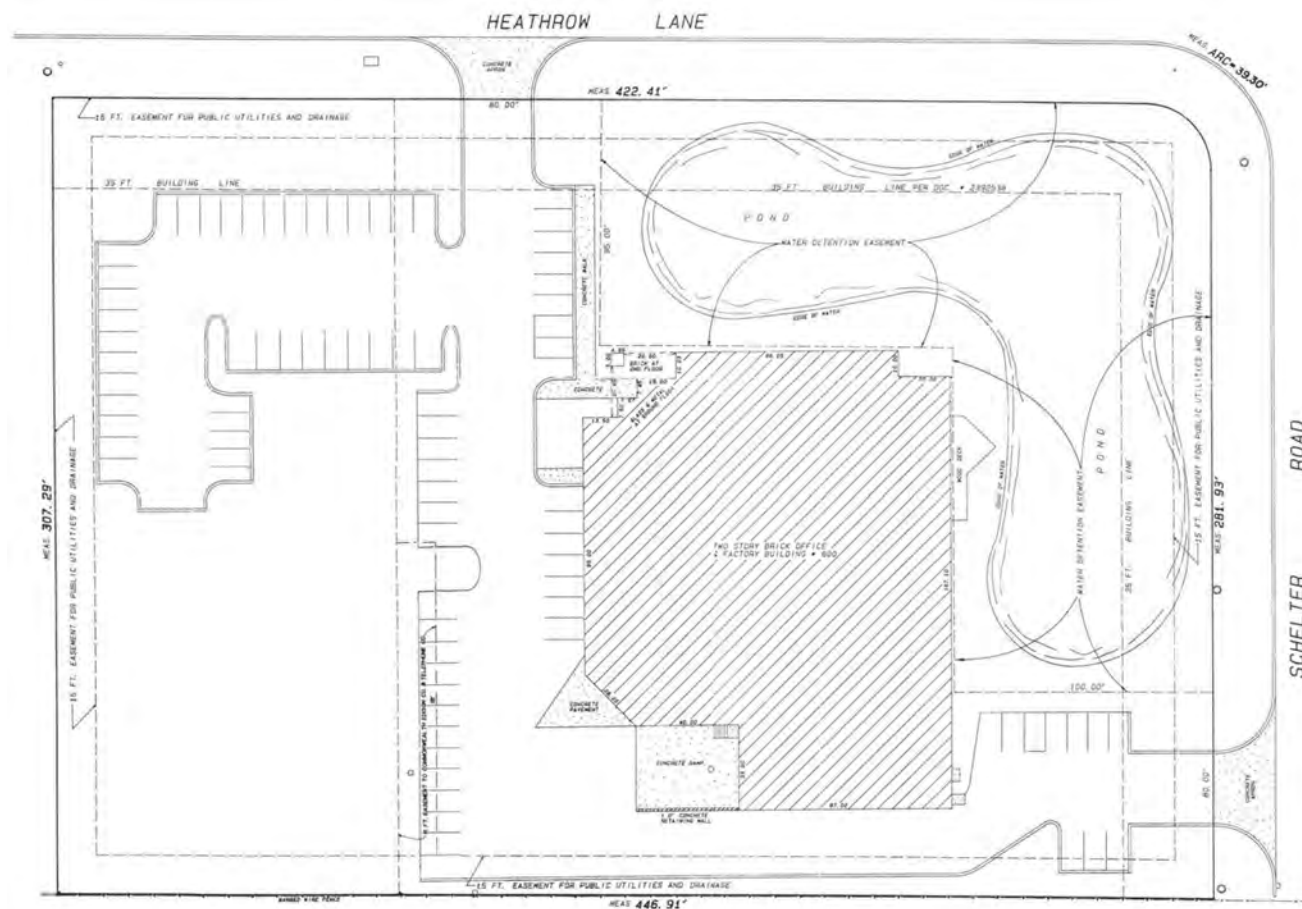
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# SITE PLAN



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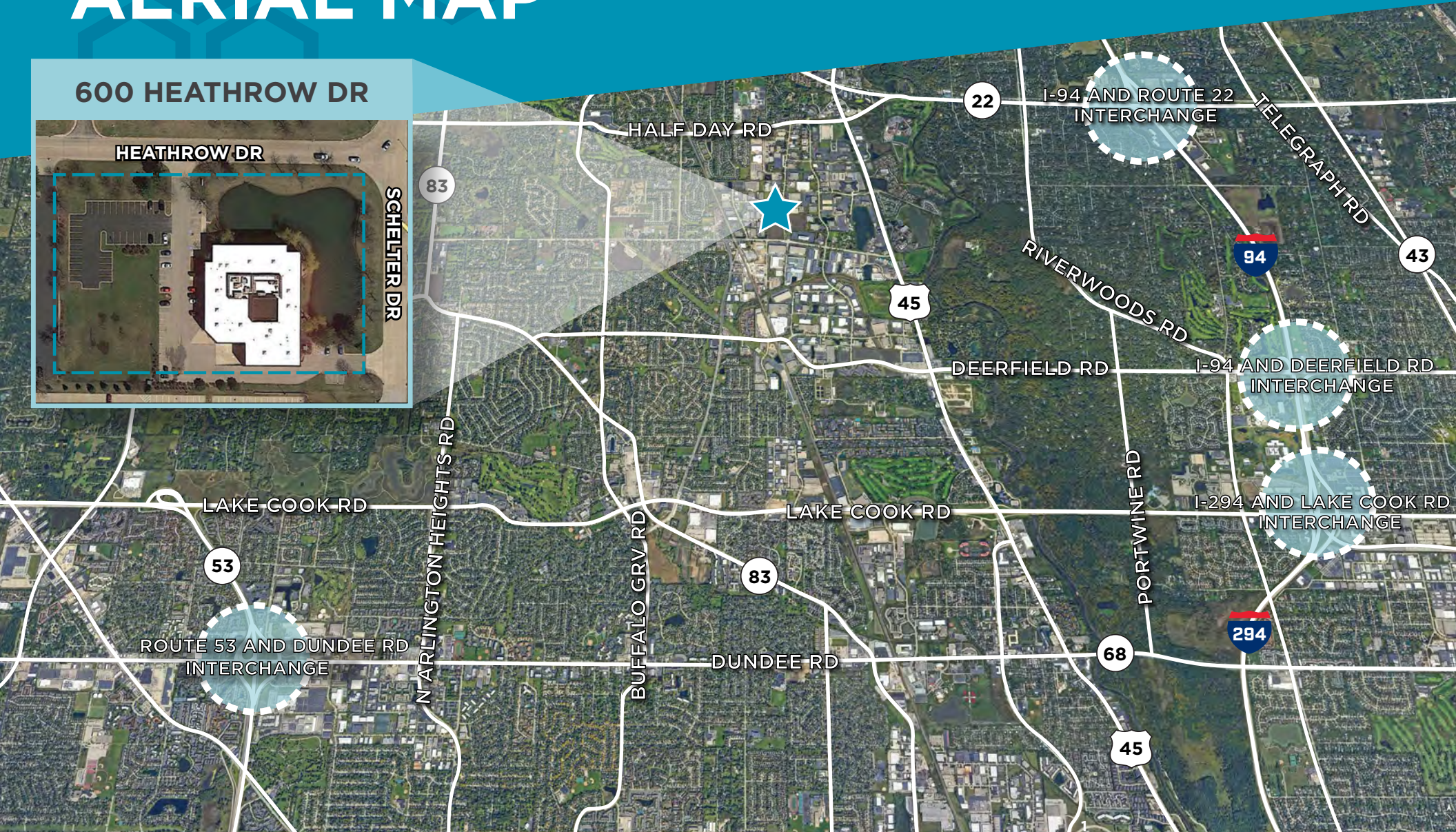
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# AERIAL MAP

## 600 HEATHROW DR



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# AMENITIES MAP

## Dining

1. Eddie Merlot's
2. Half Day Brewing Co.
3. Culver's
4. Strawberry Field Cafe
5. Wendy's
6. Walker Bros. Pancake House
7. Starbucks Coffee
8. Porto's Peri-Peri
9. Dunkin' Donuts
10. The Cheesecake Factory
11. Kona Grill
12. Naf Naf Grill
13. Chipotle
14. Fleming's Steakhouse
15. Red Robin
16. Big Bowl
17. Wildfire
18. Siam Siam Thai
19. Tasty Spin Greek
20. Subway
21. Jimmy John's
22. Panera Bread
23. Sarpino's Pizza
24. Potbelly
25. On the Border Cantina
26. MOD Pizza
27. Chick-Fil-A
28. Olive Garden
29. Blufish
30. Portillo's
31. Jameson's Char House
32. McAlister's Deli
33. Sushi Kushi
34. Buffalo Wild Wings
35. Chili's
36. Maggiano's Little Italy
37. The Claim Company
38. Dave & Busters
39. Uncle Julio's
40. Shake Shack
41. Roti
42. Invicto
43. Cafe Zupas
44. SLYCE Coal Fired Pizza
45. Kuma's Corner
46. Buttermilk Cafe
47. City Works
48. Lazy Dog

## Retail

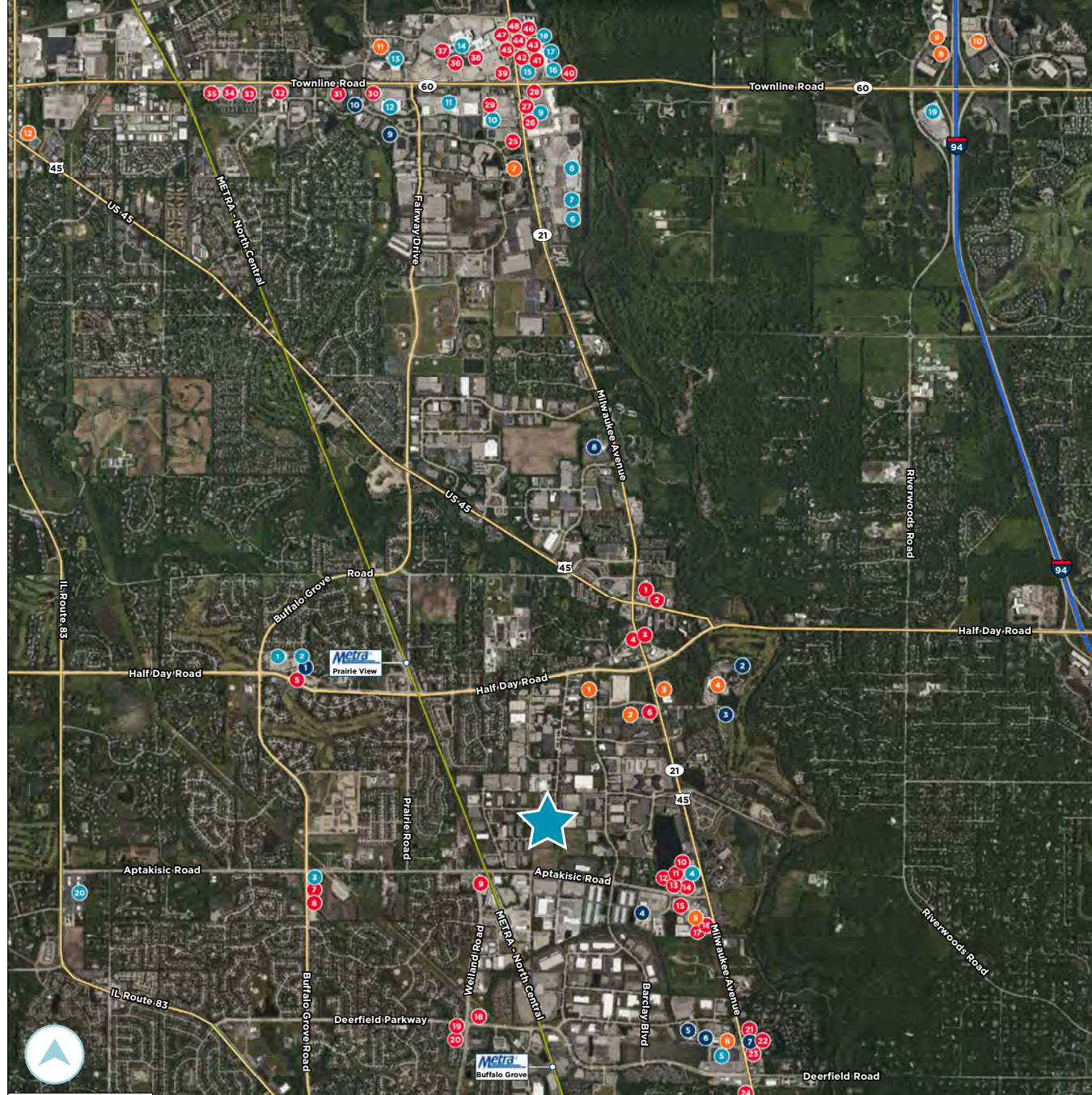
1. Mariano's
2. Marshall's
3. Walgreens
4. Lincolnshire Commons
5. Woodman's Food Market
6. Kohl's
7. Sam's Club
8. The Home Depot
9. Rivertree Court
10. Dick's Sporting Goods
11. Townline Commons
12. SuperTarget
13. Binny's Beverage Depot
14. Hawthorn Mall
15. Whole Foods Market
16. REI
17. HomeGoods
18. Nordstrom Rack
19. Costco
20. Sunset Foods

## Hotels

1. Staybridge Suites
2. SpringHill Suites
3. Courtyard by Marriott
4. Marriott Lincolnshire
5. Hampton Inn
6. Extended Stay America
7. Hotel Indigo
8. Hilton Garden Inn
9. Residence Inn by Marriott
10. Hyatt Place Forester
11. Holiday Inn Express
12. DoubleTree by Hilton

## Recreation

1. Fitness19
2. College Park Athletic Club
3. Crane's Landing Golf Club
4. Regal Cinemas 15
5. RedLine Athletics
6. Sky Fitness
7. Orangetheory Fitness
8. Life Time Fitness
9. Lakeview Fitness
10. Bears Fit Center



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