

# 2400 HUNTINGTON

HOFFMAN ESTATES, IL



THE FUTURE OF **INDUSTRY** ±104,598 SF  
FOR SALE

**KEITH PURITZ**

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**MARC SAMUELS**

Senior Director

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# A RARE OPPORTUNITY FOR **ADVANCED MANUFACTURING**

Designed for high-precision production and corporate operations, the property offers a unique combination of modern infrastructure, institutional quality construction, and premier access.

**AVAILABLE SF**  
±104,598 SF  
(expandable)

**OFFICE SIZE**  
**1st Floor:** 25,989 SF  
**2nd Floor:** 28,666 SF

**SITE AREA**  
7.49 Acres

**CLEAR HEIGHT**  
40'

**EXTERIOR DOCKS**  
1

**OVERHEAD DOORS**  
2

**POWER**  
4000 Amps @480 Volts

**CRANES**  
Two 25-ton Bridge  
Cranes

**HVAC**  
Fully Air-Conditioned

**YEAR BUILT**  
2009  
Fully Renovated Office  
in 2024

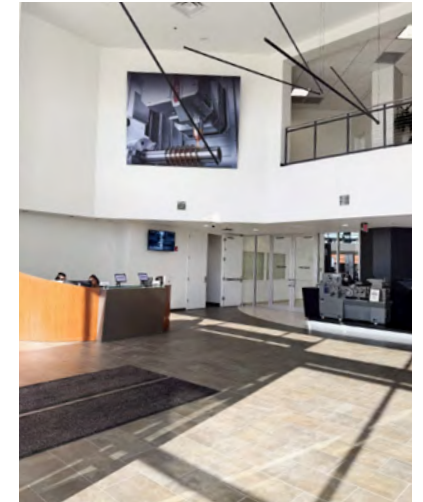
**FLOOR THICKNESS**  
Minimum 11"  
Reinforced Concrete

**PARKING**  
271 Cars (expandable)

**INCENTIVES**  
6B Tax Abatement in Place  
through 2032

**PRICING**  
Subject to Offer

**2025 RE TAXES**  
\$245,214 / \$2.34 PSF



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# ENGINEERED FOR *PERFORMANCE*

The 7.49-acre site is thoughtfully configured to support both corporate headquarters presence and high-performance manufacturing operations. The building's layout, loading configuration, and circulation provide efficient flow for employees, materials, and logistics.



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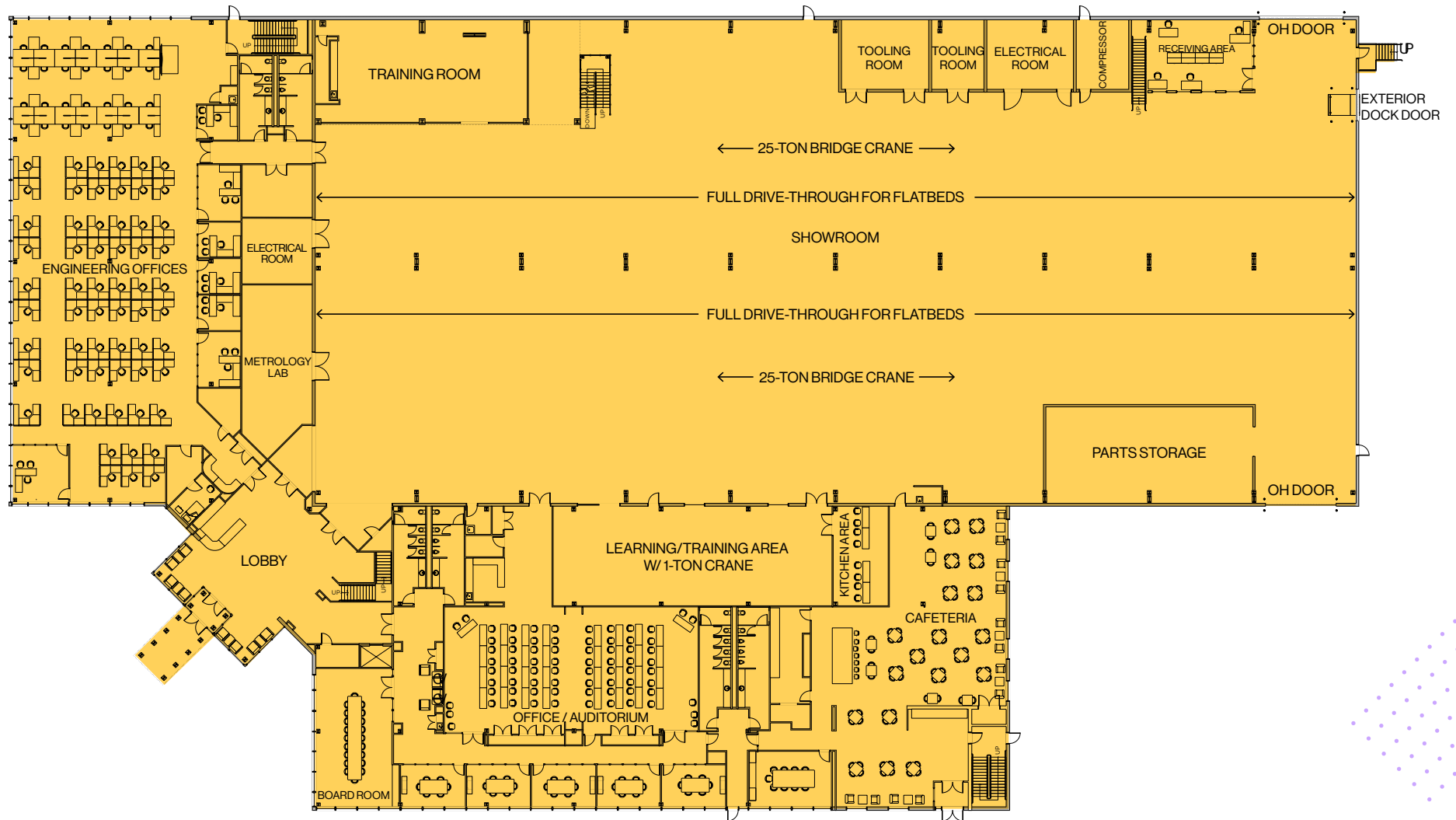
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# FIRST FLOOR PLAN



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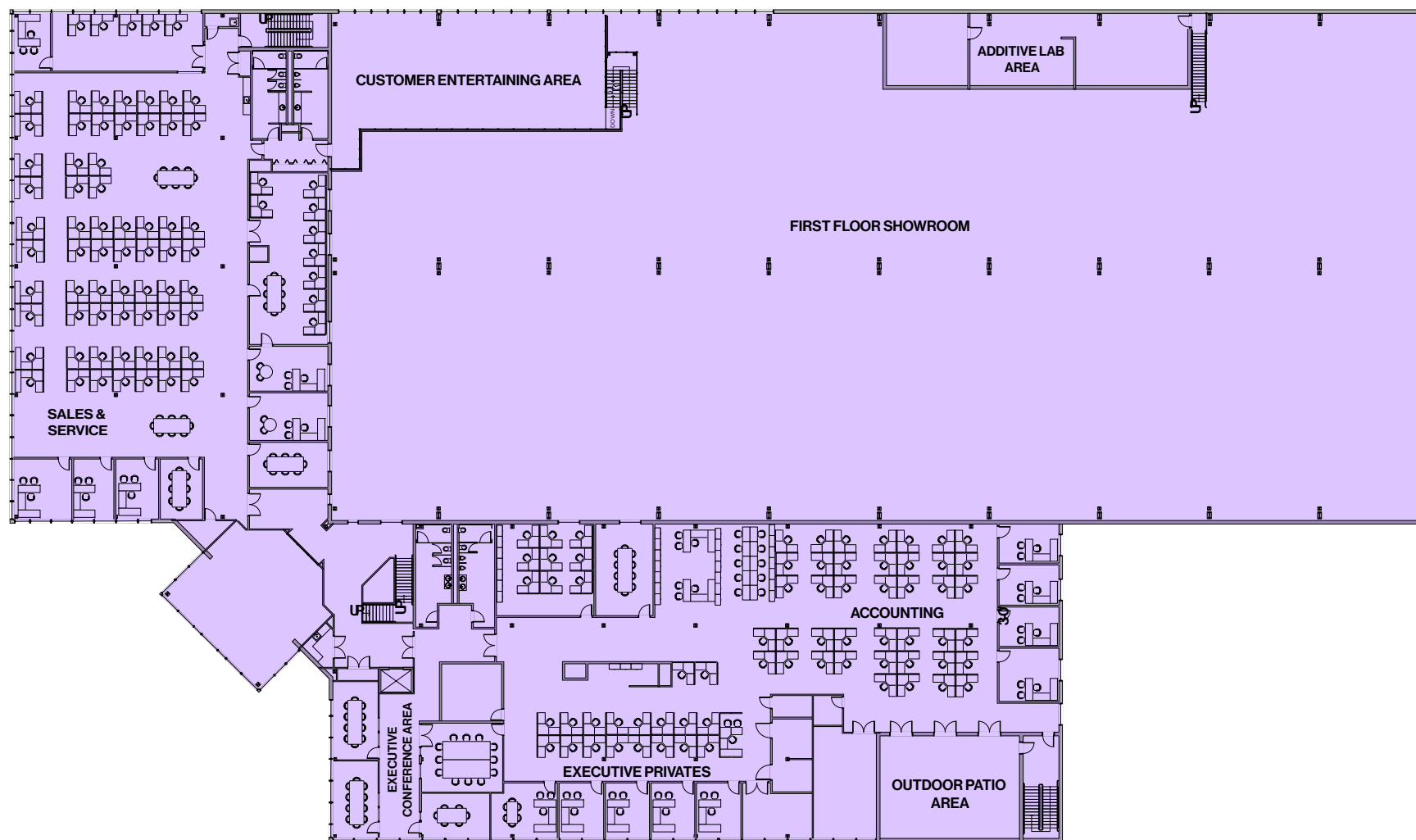
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# SECOND FLOOR PLAN



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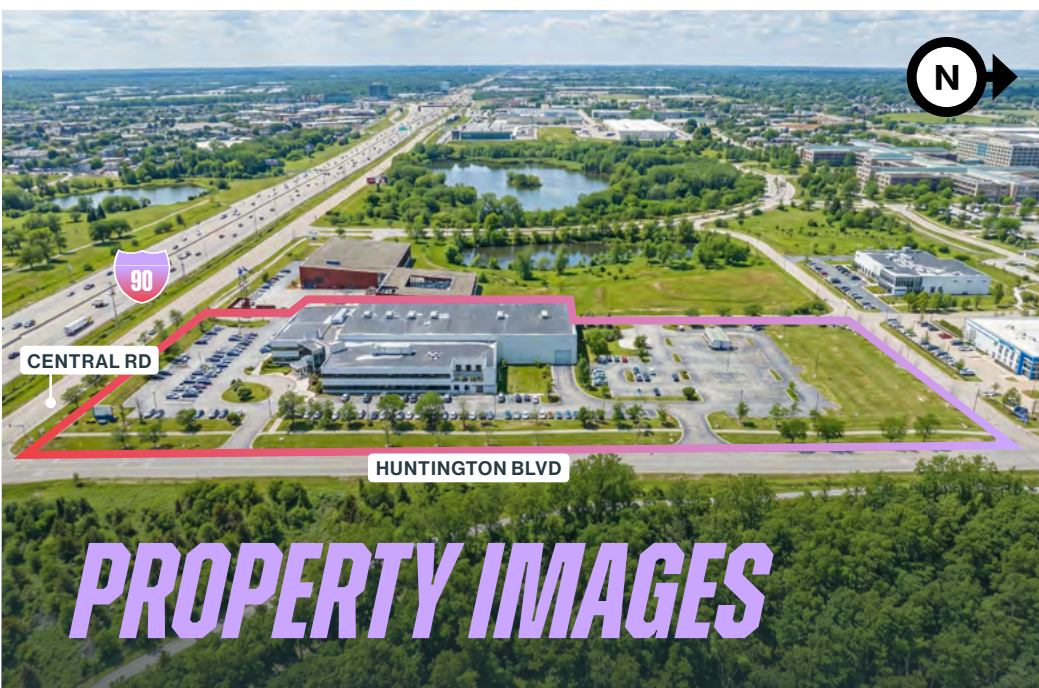
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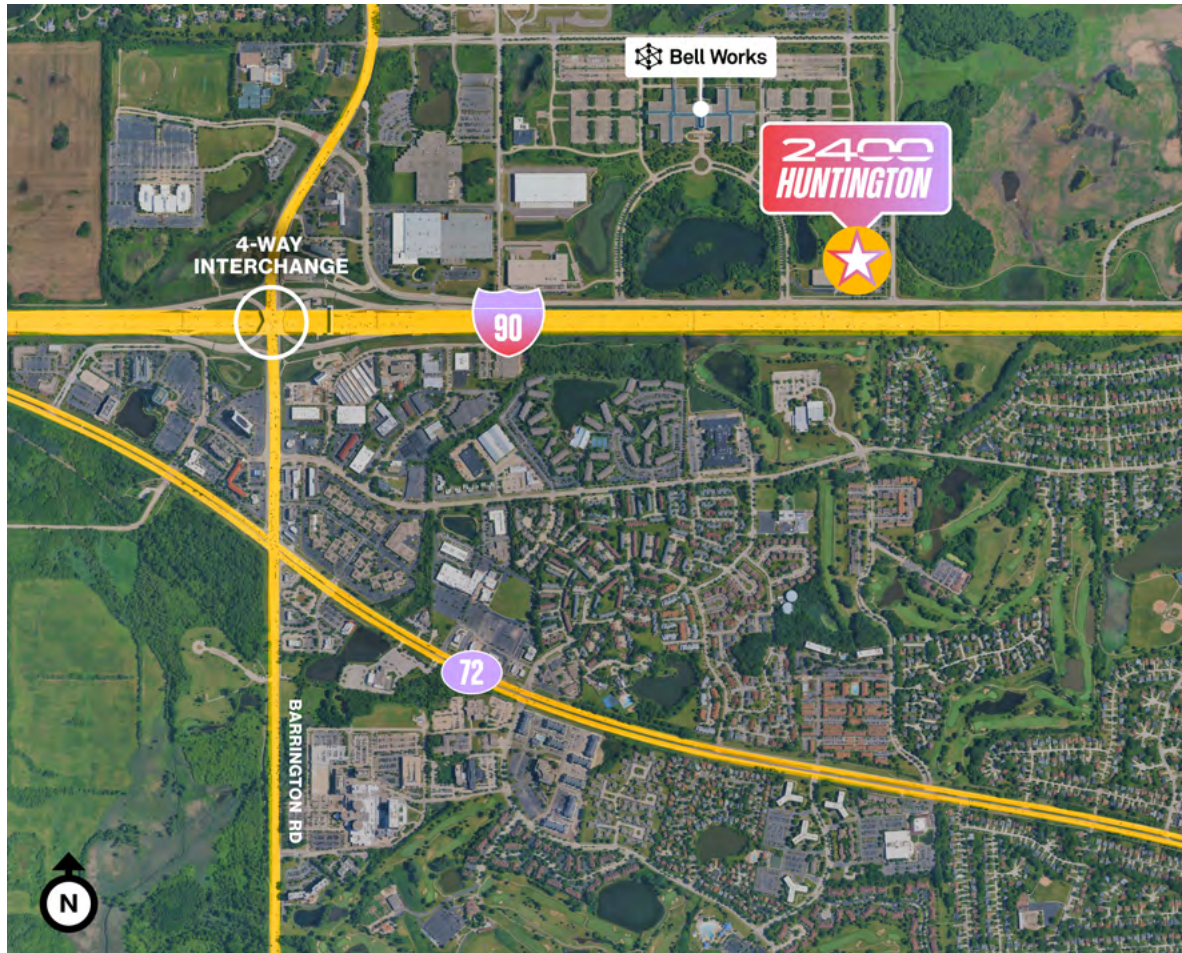
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# CONNECTED TO CHICAGO'S *KEY INFRASTRUCTURE*

2400 Huntington Blvd offers immediate access to Interstate 90 via a full four-way interchange at Barrington Road, providing seamless connectivity to O'Hare International Airport and the greater Chicago area.



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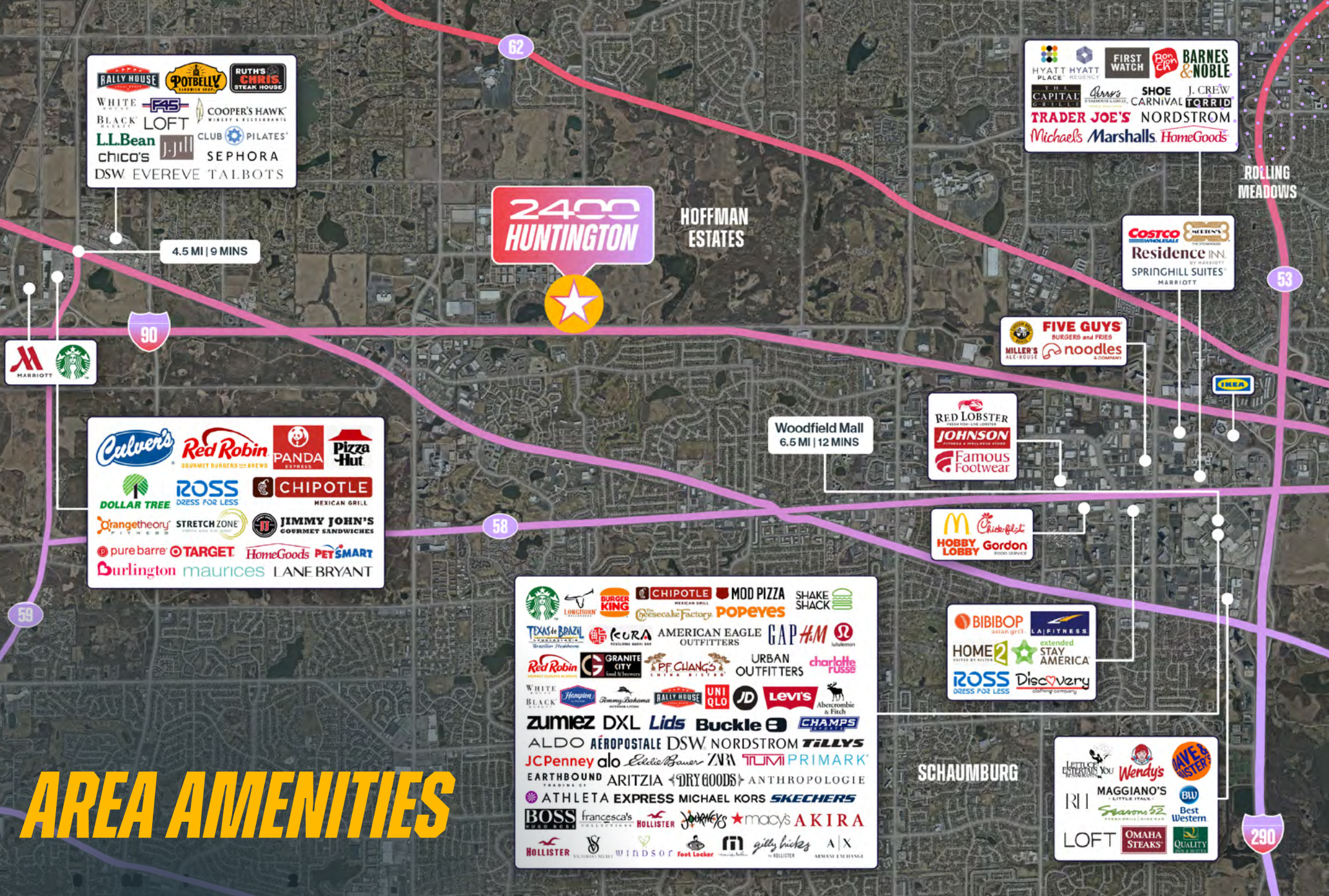
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# AREA AMENITIES

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# JOIN A CORRIDOR *BUILT FOR INNOVATION*

Located within Chicago's renowned **"AUTOMATION ROW,"** the property is surrounded by a concentration of global manufacturing, technology, and logistics companies.

This established ecosystem fosters innovation, collaboration, and access to a highly skilled workforce tailored to advanced industrial users.

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