



For Sale

**1278 & 1367 Barclay Blvd.
Buffalo Grove, IL 60089**

Multi-Tenant Industrial Investment
Portfolio Opportunity



Marcus & Millichap
DOUGHTY INDUSTRIAL GROUP

TABLE OF CONTENTS

The Opportunity 3

1278-1300 Barclay Blvd. | Buffalo Grove, IL . . . 4

Property Overview. 4

Income & Expense Summary. 5

Rent Roll 6

Exterior Photos 7

Interior Photos. 8

Floor Plan 9

Site Plan 10

Building Layout 11

Truck Dock Layout 12

Southeast Facing Drone 13

1367-1407 Barclay Blvd. | Buffalo Grove, IL . . 14

Property Overview. 14

Income & Expense Summary. 15

Rent Roll 16

Exterior Photos 17

Interior Photos. 18

Floor Plan 19

Site Plan 20

Building Layout 21

Floor Plan Ratio 22

West Facing Drone 23

The Trade Area 24

Trade Area Economy 25

Trade Area Demographics 26

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THE OPPORTUNITY

The Doughty Industrial Group of Marcus & Millichap is pleased to present for sale the fee-simple interest of 1278-1300 Barclay Boulevard and 1367-1407 Barclay Boulevard, two multi-tenant industrial buildings located in Buffalo Grove, Illinois.

The subject properties are located within the Arbor Creek Business Centre, a well-established business park in the northeastern portion of Buffalo Grove, Illinois. The area consists primarily of light industrial, office, research & development, and flex-space buildings occupied by manufacturing, technology, healthcare, logistics, and professional service companies. The property benefits from excellent regional accessibility and low Lake County taxes.



Unpriced
Sale Price

\$701,112
In-Place NOI

77.46%
Current Occupancy

1278-1300 Barclay Boulevard is nine-unit, ±39,995 square foot industrial property with 15’ clear height. It is currently 35% occupied by four tenants totaling ±13,911 square feet. The remaining five units total ±26,084 square feet and range in size from ±2,656 square feet to ±7,065 square feet.

±39,995 SF Building GLA	9 Total Units	15’ Clear Height	2 Loading Dock Bays	6 Loading Drive-In Bays
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The combined portfolio is currently 77.46% leased, providing investors with an attractive scale acquisition opportunity and a clear value-add component through the stabilization and lease-up of 1278-1300 Barclay Boulevard.

Click here to access deal room

1367-1407 Barclay Boulevard is five-unit industrial property totaling ±75,760 square feet with 18’ clear height. It is currently fully occupied by five tenants with a weighted average lease term of 4.1 years. Unit sizes are uniform, with square footage ranging from ±15,092 square feet to ±15,232 square feet.

±75,760 SF Building GLA	5 Total Units	18’ Clear Height	10 Loading Dock Doors	5 Loading Drive-In Doors
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1278-1300 BARCLAY BLVD. | BUFFALO GROVE, IL

PROPERTY OVERVIEW

Parcel ID	15-27-406-001
Lot Size	±2.88 Acres
Building	±39,995 SF GLA
Year Built	1996
Height	15' (Clear)
Docks/Doors	(2) Loading Dock (6) Loading Drive-In
Units	9 Units (4 Occupied 5 Vacant)
RE Taxes	\$87,042.36 (2025)



1278-1300 BARCLAY BLVD. | BUFFALO GROVE, IL

INCOME & EXPENSE SUMMARY

Income Summary				
	Current	\$/SF	Stabilized	\$/SF
Income				
Base Rent				
Occupied	\$168,340		\$455,264	
Vacant (@ \$11/SF NET)	\$286,924		-	
Gross Potential Rental Income	\$455,264	\$11.38	\$455,264	\$11.38
Expense Reimbursements				
Taxes	\$19,797	\$0.49	\$84,909	\$2.12
Insurance	\$1,563	\$0.04	\$6,675	\$0.17
CAM	\$6,963	\$0.17	\$29,795	\$0.74
Total Expense Reimbursement	\$28,323	\$0.71	\$121,379	\$3.03
Gross Potential Income (GPI)	\$483,587	\$12.09	\$576,643	\$14.42
Vacancy/Collection Allowance (5%)	\$286,924		\$28,832.14	
Effective Gross Income (EGI)	\$196,663	\$4.92	\$547,811	\$13.70
Total Operating Expenses	\$165,245	\$4.13	\$170,691	\$4.27
Net Operating Income	\$31,418	\$0.79	\$377,119	\$9.43

Expense Summary				
	Current	\$/SF	Stabilized	\$/SF
Operating Expenses				
Taxes	\$84,909	\$2.12	\$84,909	\$2.12
Insurance	\$6,675	\$0.17	\$6,675	\$0.17
Utilities	\$13,400	\$0.34	\$13,400	\$0.34
CAM	\$29,795	\$0.74	\$29,795	\$0.74
Management Fee	\$7,866	\$0.20	\$21,912	\$0.55
Non-Recoverable	\$22,600	\$0.57	\$14,000	\$0.35
Total Operating Expenses	\$165,245	\$4.13	\$170,691	\$4.27

*Assumed analysis start date of 10/1/26; Year 1 Base Rent shown accounts for scheduled rental increases in accordance with the leases

1278-1300 BARCLAY BLVD. | BUFFALO GROVE, IL

RENT ROLL

Tenant Summary											
Suite	Tenant	SF	% Pro Rata	Monthly Rent	Annual Rent	Rental Rate	Rental Structure	Rental Options	Rental Increases	Lease Commence	Lease Expiration
1278-80	Inter-Pacific Inc.	5,099	12.75%	\$4,277.86	\$51,334.32	\$10.07	NET	-	4.00%	3/1/15	4/30/27
1282	Everything Games	2,395	5.99%	\$2,800.15	\$33,601.80	\$14.03	2024 BY	-	-	10/15/24	1/31/30
1284	Vacant	2,656	6.64%	-	-	-	-	-	-	-	-
1286-96	Vacant	7,065	17.66%	-	-	-	-	-	-	-	-
1288	Coop Equipment Distributors, LLC	2,191	5.48%	\$2,738.75	\$32,865.00	\$15.00	2026 BY	One (1), 3-Year	3.00%	2/17/26	2/28/29
1290-92	Vacant	5,102	12.76%	-	-	-	-	-	-	-	-
1294	Vacant	4,211	10.53%	-	-	-	-	-	-	-	-
1298	Five Lakes Pump & Supply, Co.	4,226	10.57%	\$4,085.13	\$49,021.56	\$11.60	NET	-	4.00%	7/1/26	7/31/29
1300	Vacant	7,050	17.63%	-	-	-	-	-	-	-	-
Occupied		13,911	34.78%	\$13,901.89	\$166,822.68	\$11.99					
Vacant		26,084	65.22%	-	-	-					

Note:

1) Suite 1290-92 - currently occupied through 12/31/26 with tenant paying \$11.03 PSF (NNN); tenant will be vacating at end of term

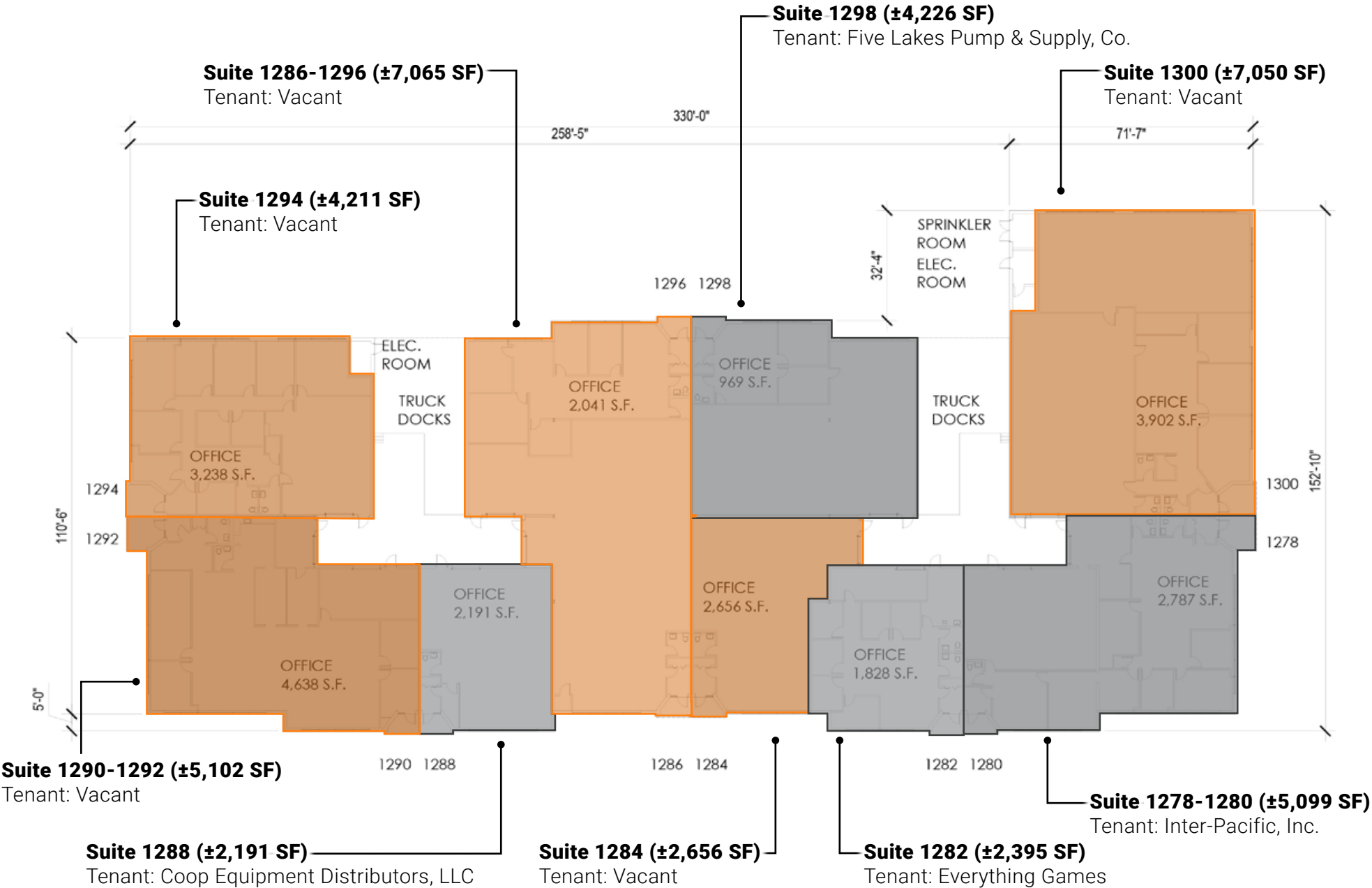
1278-1300 BARCLAY BLVD. | BUFFALO GROVE, IL
EXTERIOR PHOTOS



1278-1300 BARCLAY BLVD. | BUFFALO GROVE, IL
INTERIOR PHOTOS



1278-1300 BARCLAY BLVD. | BUFFALO GROVE, IL
FLOOR PLAN



1278-1300 BARCLAY BLVD. | BUFFALO GROVE, IL
SITE PLAN



1278-1300 BARCLAY BLVD. | BUFFALO GROVE, IL
BUILDING LAYOUT



Suite 1290-1292 (±5,102 SF)
Tenant: Vacant

Suite 1294 (±4,211 SF)
Tenant: Vacant

Suite 1286-1296 (±7,065 SF)
Tenant: Vacant

Suite 1288 (±2,191 SF)
Tenant: Coop Equipment Distributors, LLC

Suite 1298 (±4,226 SF)
Tenant: Five Lakes Pump & Supply, Co.

Suite 1284 (±2,656 SF)
Tenant: Vacant

Suite 1300 (±7,050 SF)
Tenant: Vacant

Suite 1282 (±2,395 SF)
Tenant: Everything Games

Suite 1278-1280 (±5,099 SF)
Tenant: Inter-Pacific, Inc.

Full Access on Barclay Blvd.

Full Access on Barclay Blvd.

Available

Leased

1278-1300 BARCLAY BLVD. | BUFFALO GROVE, IL
TRUCK DOCK LAYOUT



Truck Dock

1278-1300 BARCLAY BLVD. | BUFFALO GROVE, IL
SOUTHEAST FACING DRONE



1367-1407 BARCLAY BLVD. | BUFFALO GROVE, IL
PROPERTY OVERVIEW

Parcel ID	15-27-206-016
Lot Size	±5.56 Acres
Building	±75,760 SF GLA
Year Built	1989 (2012 Reno)
Units	5 Occupied Units
Height	18' (Clear)
Docks/Doors	(10) Loading Dock (5) Loading Drive-In
RE Taxes	<u>\$136,061.48 (2025)</u>

1367-1407 BARCLAY BLVD. | BUFFALO GROVE, IL

INCOME & EXPENSE SUMMARY

Income Summary		
	Current	\$/SF
Income		
Base Rent		
Occupied	\$675,844	\$8.92
Vacant (@ \$9/SF NET)	-	-
Gross Potential Rental Income	\$675,844	\$8.92
Expense Reimbursements		
Taxes	\$132,683	\$1.75
Insurance	\$12,475	\$0.16
Utilities	\$6,700	\$0.09
CAM	\$34,715	\$0.46
Management Fee	\$35,934	\$0.47
Total Expense Reimbursement	\$222,507	\$2.94
Gross Potential Income (GPI)	\$898,351	\$11.86
Effective Gross Income (EGI)	\$898,351	\$11.86
Total Operating Expenses	\$228,657	\$3.02
Net Operating Income	\$669,694	\$8.84

Expense Summary		
	Current	\$/SF
Operating Expenses		
Taxes	\$132,683	\$1.75
Insurance	\$12,475	\$0.16
Utilities	\$6,700	\$0.09
CAM	\$34,715	\$0.46
Management Fee	\$35,934	\$0.47
Non-Recoverable	\$6,150	\$0.08
Total Operating Expenses	\$228,657	\$3.02

*Assumed analysis start date of 10/1/26; Year 1 Base Rent shown accounts for scheduled rental increases in accordance with the leases

1367-1407 BARCLAY BLVD. | BUFFALO GROVE, IL

RENT ROLL

Tenant Summary											
Suite	Tenant	SF	% Pro Rata	Monthly Rent	Annual Rent	Rental Rate	Rental Structure	Rental Options	Rental Increases	Lease Commence	Lease Expiration
1367	S and J Plumbing, LLC	15,092	19.92%	\$12,262.25	\$147,147.00	\$9.75	NET	One(1), 5-Year	3.50%	3/1/26	2/28/31
1377	Zebra Technologies Corporation	15,106	19.94%	\$9,977.41	\$119,728.92	\$7.93	NET	-	2.50%	11/1/17	1/31/28
1387	DMI Managed Services, LLC	15,232	20.11%	\$11,424.00	\$137,088.00	\$9.00	NET	Two (2), 3-Year	3.00%	4/1/26	5/31/29
1397	Lennox Industries Inc.	15,232	20.11%	\$12,237.67	\$146,852.04	\$9.64	NET	One(1), 5-Year	3.50%	6/14/24	9/30/31
1407	Eagle Family Foods Group LLC	15,098	19.93%	\$9,692.57	\$116,310.84	\$7.70	NET	One(1), 5-Year	3.00%	9/1/23	1/31/34
Occupied		75,760	100.00%	\$55,593.90	\$667,126.80	\$8.81					
Vacant		-	-	-	-	-					

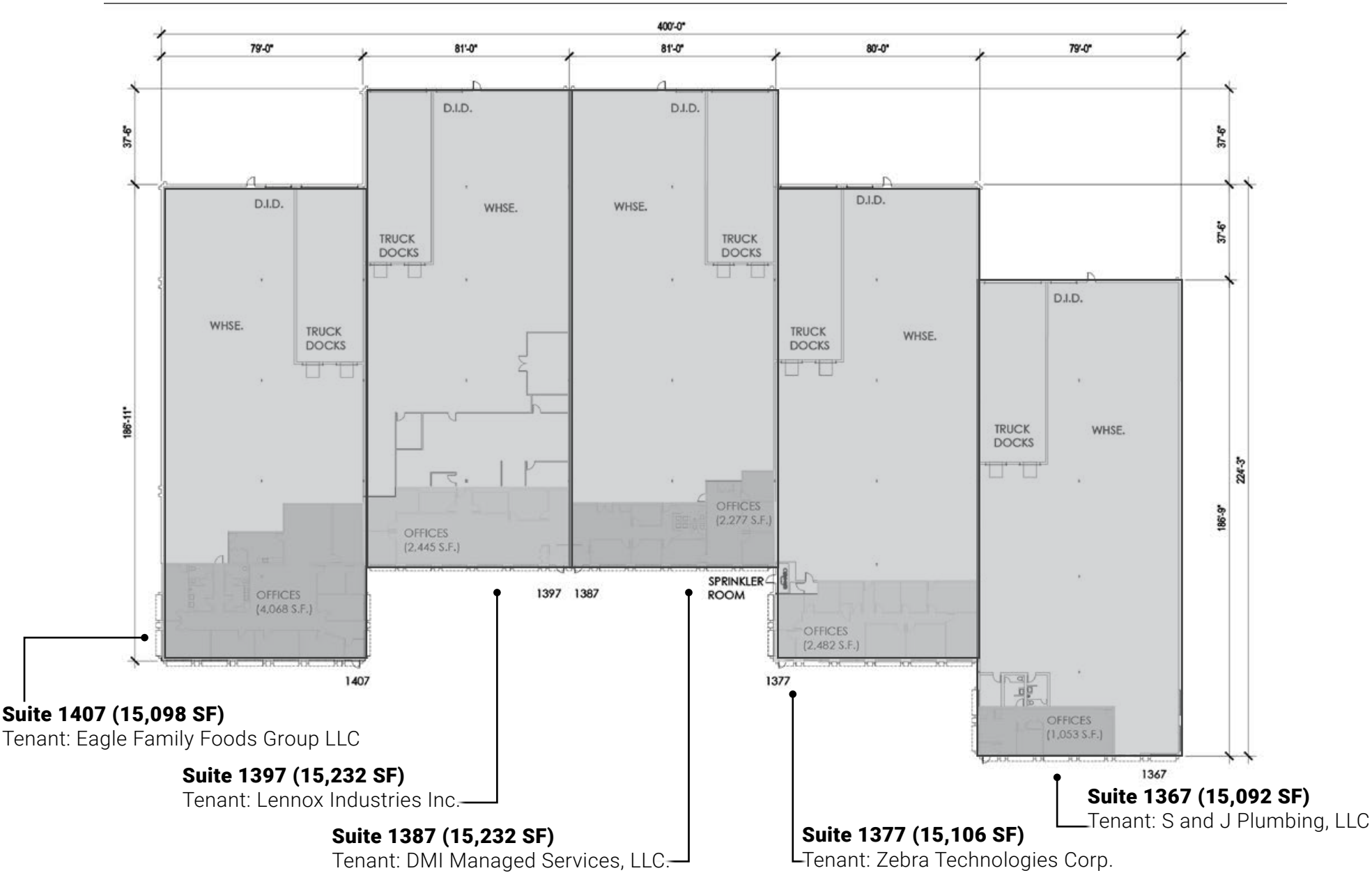
1367-1407 BARCLAY BLVD. | BUFFALO GROVE, IL
EXTERIOR PHOTOS



1367-1407 BARCLAY BLVD. | BUFFALO GROVE, IL
INTERIOR PHOTOS



1367-1407 BARCLAY BLVD. | BUFFALO GROVE, IL
FLOOR PLAN



1367-1407 BARCLAY BLVD. | BUFFALO GROVE, IL
SITE PLAN

Suite 1377 (±15,106 SF)
Tenant: Zebra Technologies Corporation

Suite 1367 (±15,092 SF)
Tenant: S and J Plumbing, LLC

Suite 1387 (±15,232 SF)
Tenant: DMI-Managed Services, LLC.

Suite 1397 (±15,232 SF)
Tenant: Lennox Industries Inc.

Suite 1407 (±15,098 SF)
Tenant: Eagle Family Foods Group LLC



1367-1407 BARCLAY BLVD. | BUFFALO GROVE, IL

BUILDING LAYOUT

Suite 1407 (±15,098 SF)

Tenant: Eagle Family Foods Group LLC

Suite 1397 (±15,232 SF)

Tenant: Lennox Industries Inc.

Suite 1387 (±15,232 SF)

Tenant: DMI Managed Services, LLC.

Full Access on Barclay Blvd.

Suite 1377 (±15,106 SF)

Tenant: Zebra Technologies Corporation

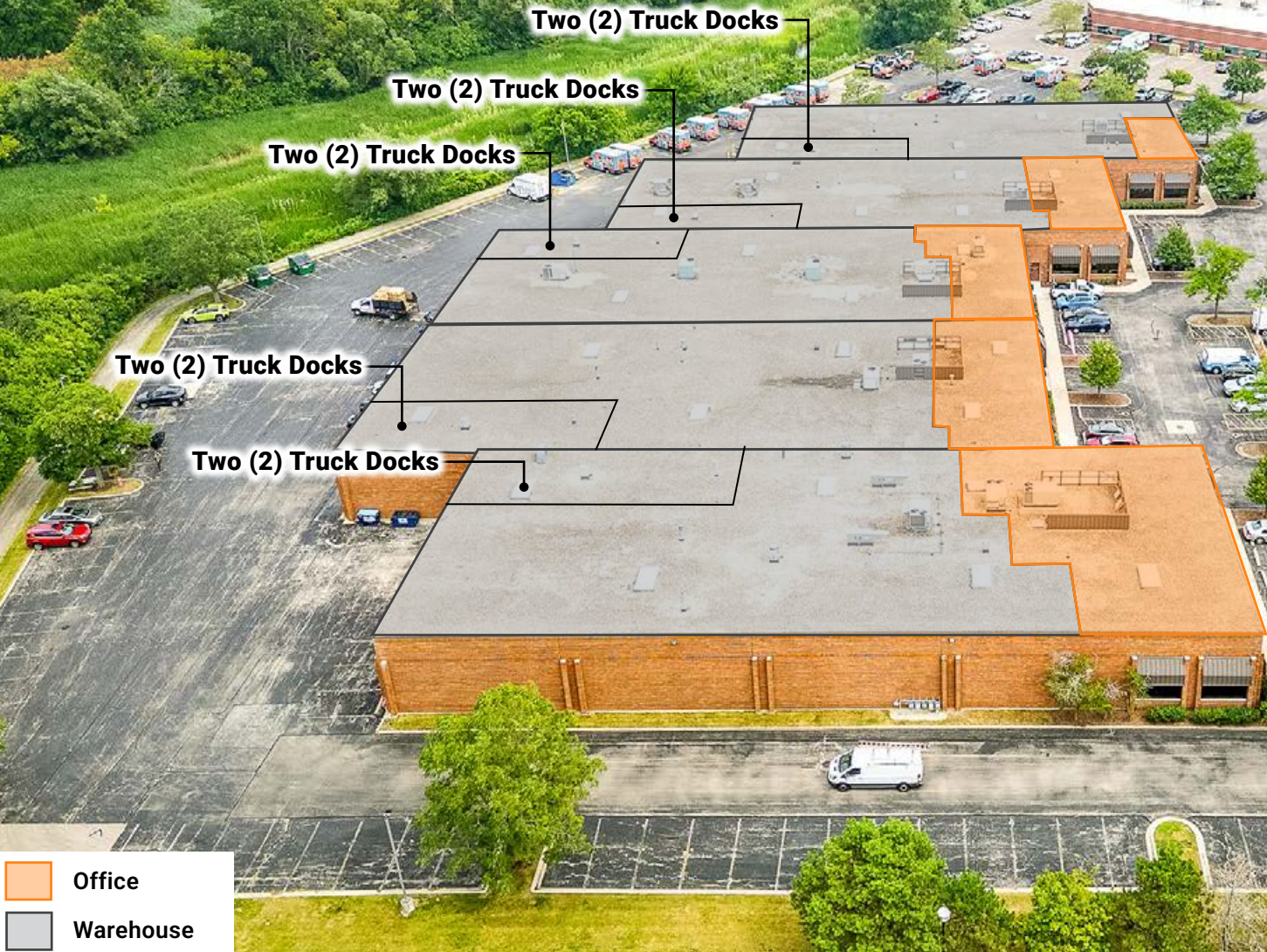
Suite 1367 (±15,092 SF)

Tenant: S and J Plumbing, LLC

Full Access on Barclay Blvd.



1367-1407 BARCLAY BLVD. | BUFFALO GROVE, IL
FLOOR PLAN RATIO



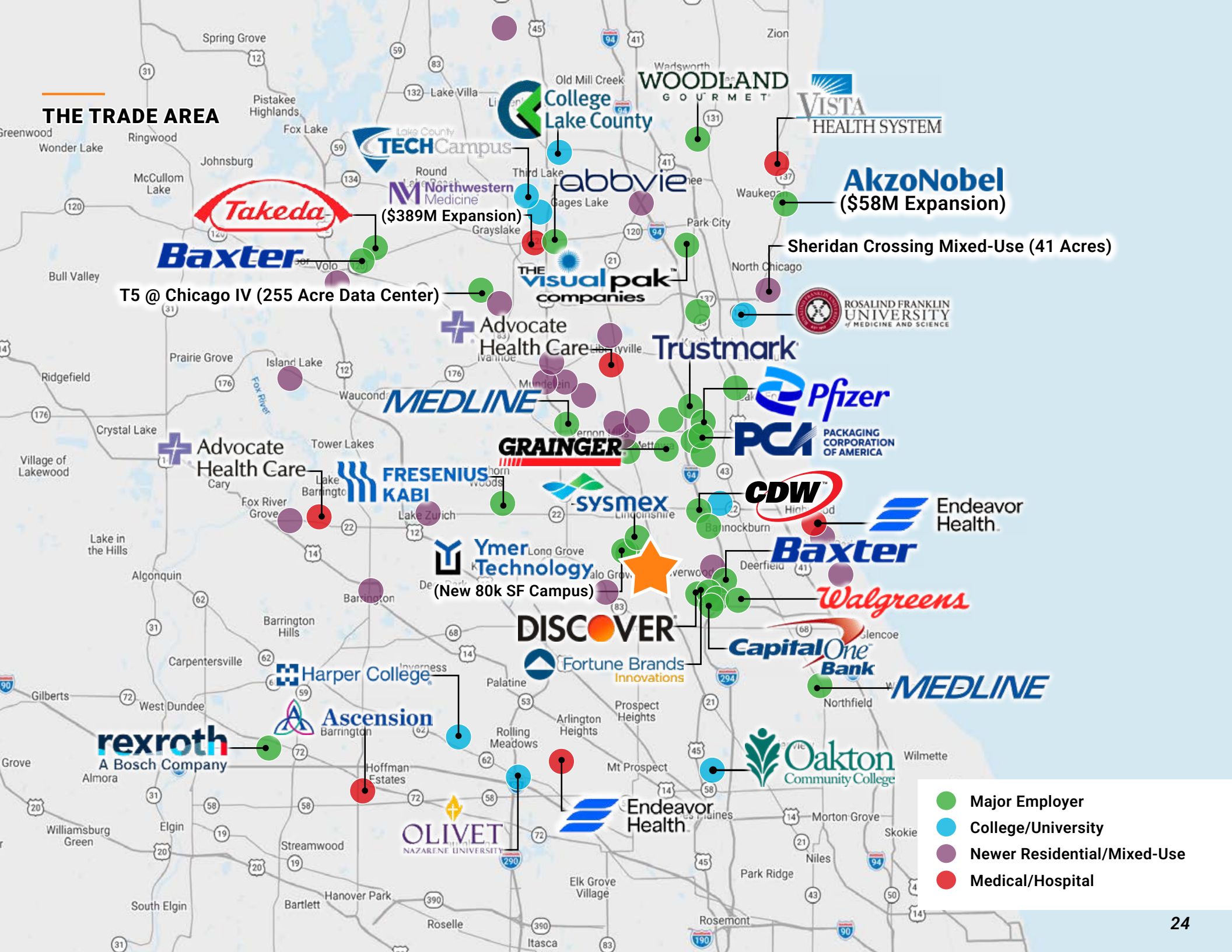
**±63,435 SF
(83.73%)**
Warehouse Space

**±12,325 SF
(16.27%)**
Office Space

1367-1407 BARCLAY BLVD. | BUFFALO GROVE, IL
WEST FACING DRONE



THE TRADE AREA



TRADE AREA ECONOMY

Continuing Education

Lake County, Illinois offers a strong continuing education environment supported by institutions such as the College of Lake County, which provides workforce training, certification programs, and adult education across multiple campuses. Additional opportunities are available through nearby universities and corporate training programs, allowing residents to advance skills in healthcare, manufacturing, technology, and business. This robust educational infrastructure supports ongoing professional development and helps meet the evolving needs of the region's employers.



Lake County was recently named a Top 10 County in the U.S. for Economic Development by Site Selection Magazine, reflecting robust investment, job creation, and rapid industry growth.



Record Investment and Expansion

- The Lake County area recorded its strongest year ever for job growth and capital investment, **adding over 4,000 new jobs and \$1.83 billion in investment.**
- The area has seen billions in direct capital investment, thousands of new jobs, and strong retention of local employment across key industries like life sciences, advanced manufacturing, and tech.

AbbVie is investing \$380 million to build two advanced API facilities in North Chicago, integrating AI to produce next-generation medicines. Construction begins in 2026, with 300 new jobs created by 2029.



New headquarters
Room for 1,000 employees



335k SF facility
Up to 400 new jobs



\$380 capital investment
Fully operational by 2029

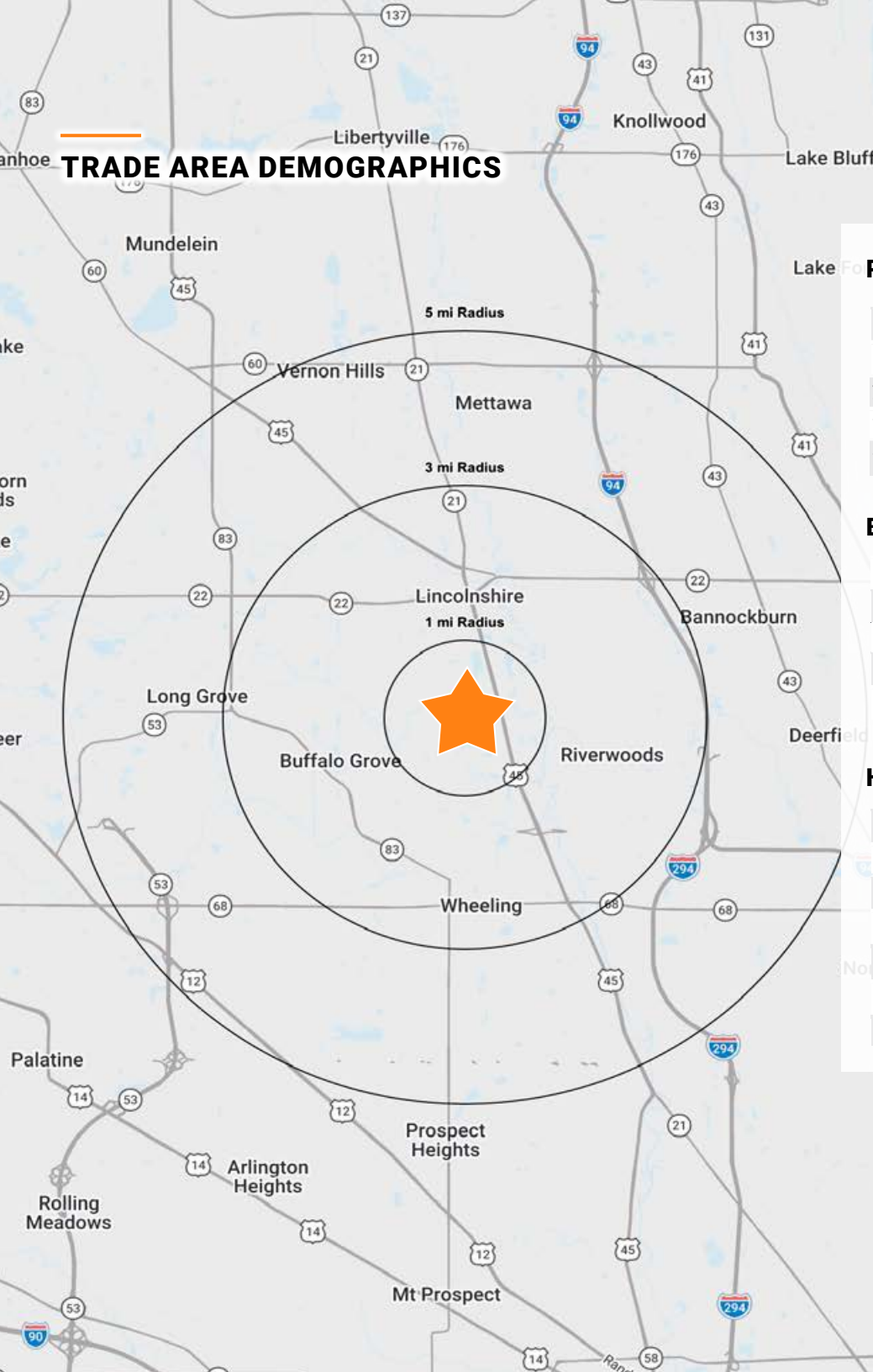


\$58M capital investment

T5 Data Centers is developing a large-scale data center campus in Grayslake, representing a significant investment that will strengthen Lake County's position as a growing hub for digital infrastructure and high-tech employment.



TRADE AREA DEMOGRAPHICS



Population & Housing

	1 Mile	3 Mile	5 Mile
2026 Estimated Population	6,662	79,412	205,243
2026 Est. Median Age	44.2	42.8	42.4
2026 Estimated Households	2,868	30,909	80,661
2026 Median Rent	\$2,106	\$1,825	\$1,626
2026 Median Home Value	\$514,898	\$460,612	\$470,209

Businesses & Employees

	1 Mile	3 Mile	5 Mile
2026 Average Household Income	\$199,134	\$193,032	\$186,741
2026 Est. Total Employees	16,970	69,168	161,595
2026 Est. Total Businesses	748	3,749	10,037
2026 White Collar Workers	86.6%	76.2%	73.4%
2026 Blue Collar Workers	13.4%	23.8%	26.6%

Household Expenditures

	1 Mile	3 Mile	5 Mile
2026 Total Household Expenditure	\$350.83 M	\$3.78 B	\$9.61 B
2026 Apparel	\$7.27 M	\$79.43 M	\$202.72 M
2026 Entertainment	\$16.41 M	\$179.19 M	\$457.35 M
2026 Food, Beverages, Tobacco	\$39.88 M	\$442.07 M	\$1.13 B
2026 Health Care	\$19.69 M	\$211.66 M	\$549.62 M
2026 Household Furnishings	\$8.89 M	\$96.52 M	\$245.83 M
2026 Household Operations, Shelter,	\$79.24 M	\$872.46 M	\$2.24 B



Exclusively Listed By

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