

3550 Salt Creek Lane, Suite 116, Arlington Heights, IL

± 4,689 SF FOR LEASE

End Cap Unit w/ Private Entrance



SPECIFICATIONS

BUILDING SIZE: 40,921 SF

AVAILABLE: 4,689 SF

OFFICE: 2,000 – 4,000 SF

CAR PARKING: 4 Spaces per 1,000 SF of Office

BUILT: 1984 (Refurbished in 2018)

CEILING HEIGHT: 14' warehouse/ 11' office

SPRINKLER: Yes

TRUCK LOADING: 1 DID Per Unit

POWER: 200 Amps Per Unit

ZONING: B3; General Business

LEASE RATE: \$17.00 PSF MG

\$6,643/Month (Includes Base Year Stop for Tax/CAM)

- High image flex facility with recent renovations
- Partially furnished
- Immediate expressway access at full interchange of Euclid Ave and Route 53
- Professional business park setting close to Arlington Park Racetrack and the Arlington Downs Redevelopment Project
- On-site property management and leasing office in Unit 104

Contact:

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www.entrecommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

3550 Salt Creek Lane, Suite 116 Arlington Heights, IL

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- High Quality Office Finishes
- Full Window line



Warehouse & Production Space

www.entrecommercial.com

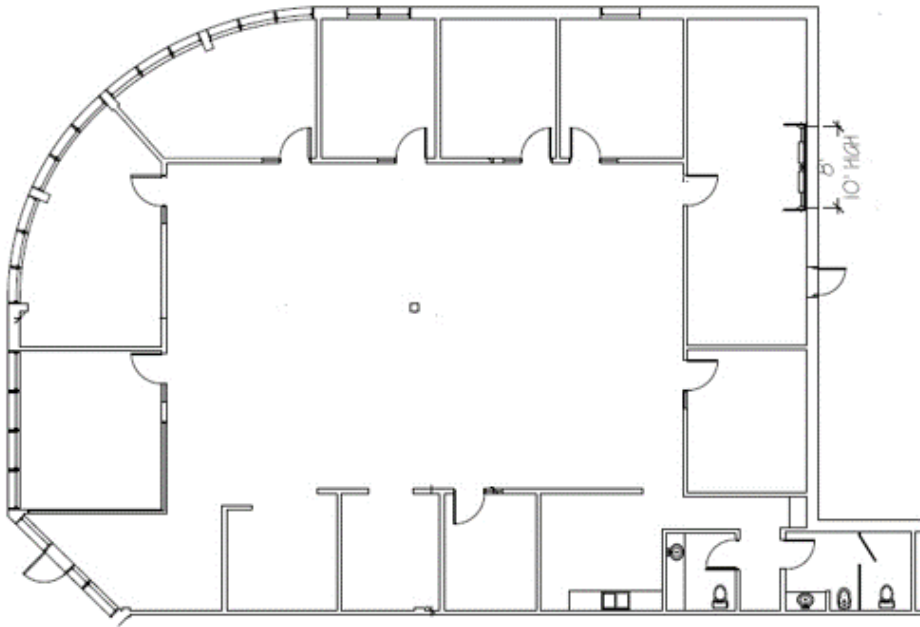
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OPTION A:

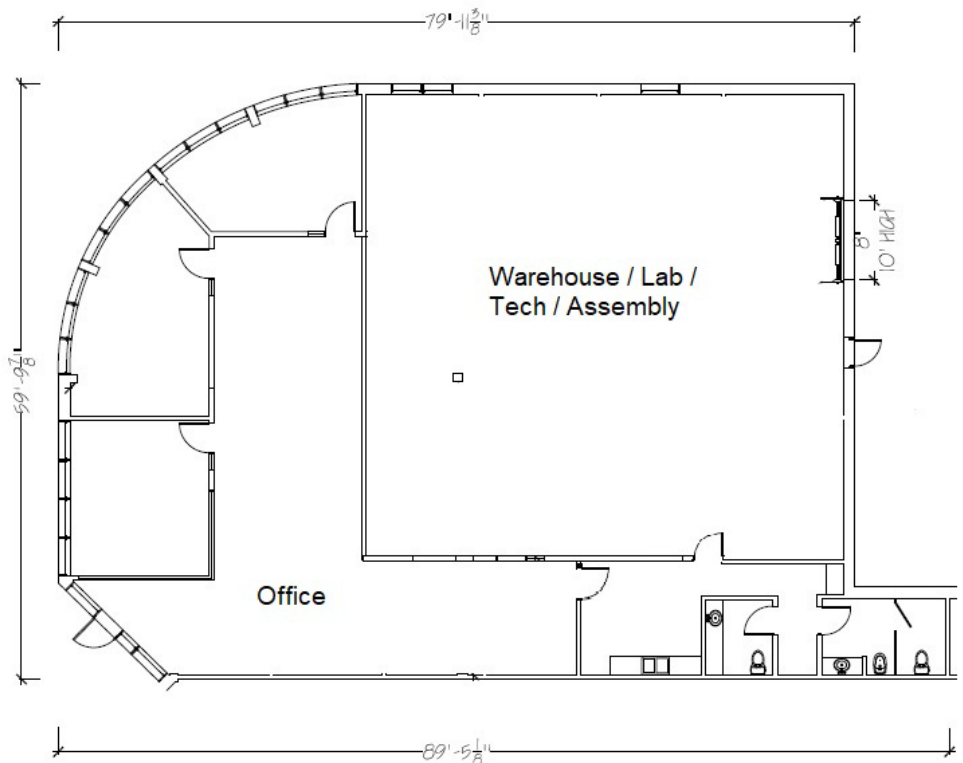
Suite 116:

- 4,689 SF
- 90% Office (can be reduced)

OPTION B:

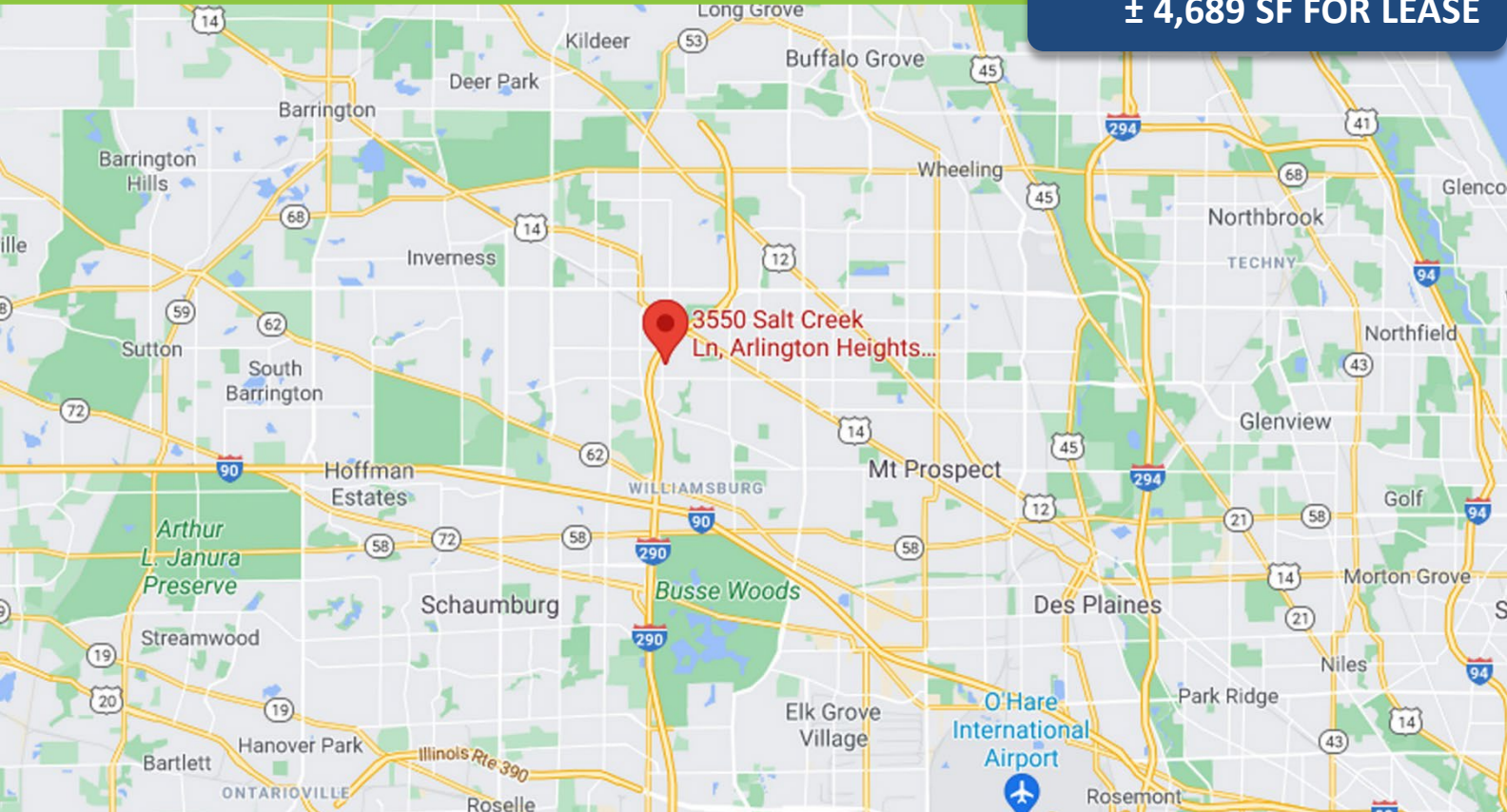
Suite 116:

- 4,689 SF
- ~2,000 SF office



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