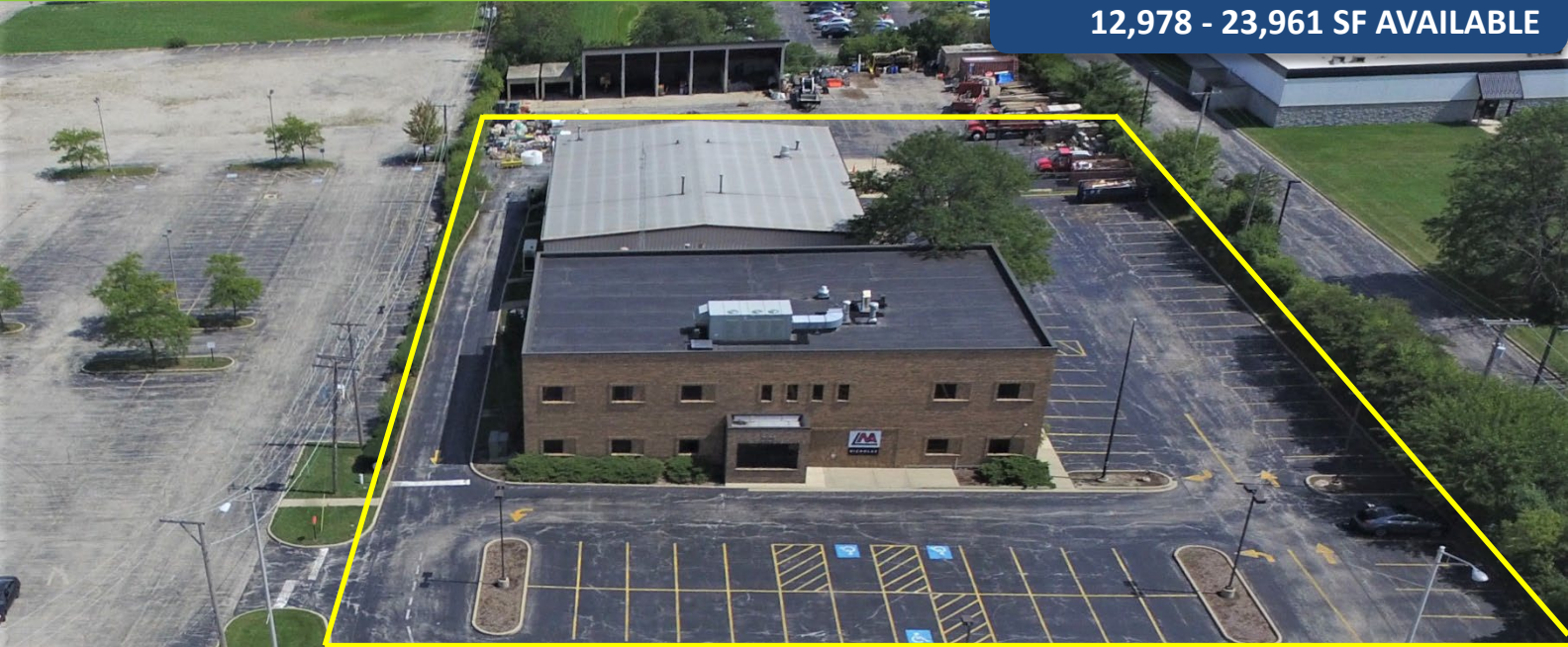


2123 S. Arlington Heights Rd, Arlington Heights, IL

12,978 - 23,961 SF AVAILABLE



SPECIFICATIONS

BUILDING SIZE: 23,961 SF – divisible

LAND AREA: ~1.5 Acres

OFFICE: 12,978 SF; 2-story with elevator

WAREHOUSE: 10,983 SF (can be demolished)

BASEMENT: 6,431 SF (finished office; excluded from rentable SF)

LOADING: 1 DID (12'x14')

POWER: 2000 Amps – to be confirmed

CEILINGS: 18' Clear

SPRINKLERED: Warehouse only

ZONING: Currently R-1; To be re-zoned (likely B-3)

PARKING: ~75 cars

AGE: 1977; 1987 (estimated)

REAL ESTATE TAXES: TBD; currently tax-exempt

LEASE RATE: \$10.00 PSF, net

SALE PRICE: \$2,150,000 (\$89.73 PSF)

- 6,431 SF Basement with finished office excluded from Square Footage
- High exposure location- Over 32,000 Vehicles Per Day
- Land play; potential future retail or mixed-use commercial development site

Contact



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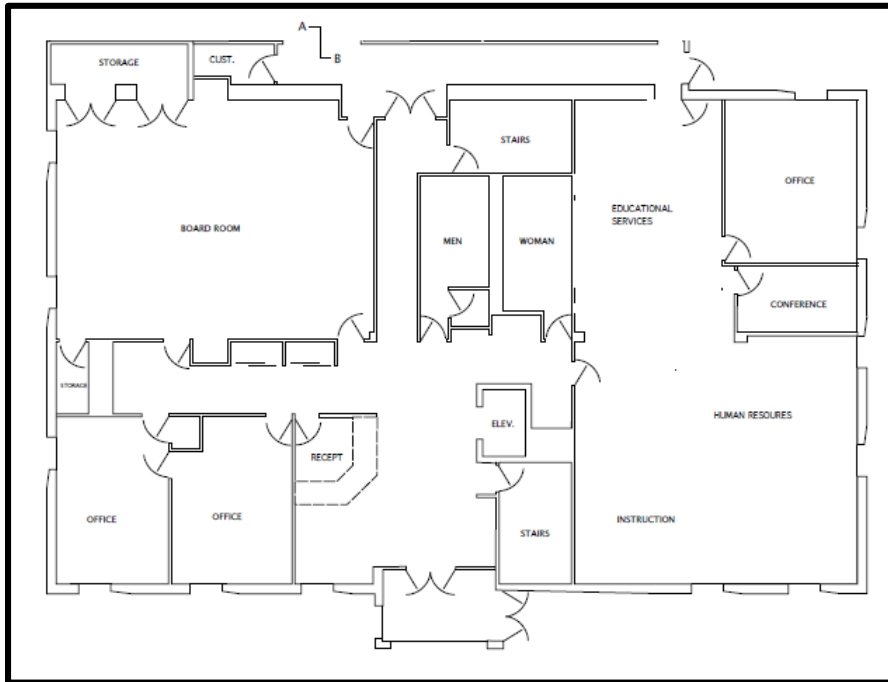
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

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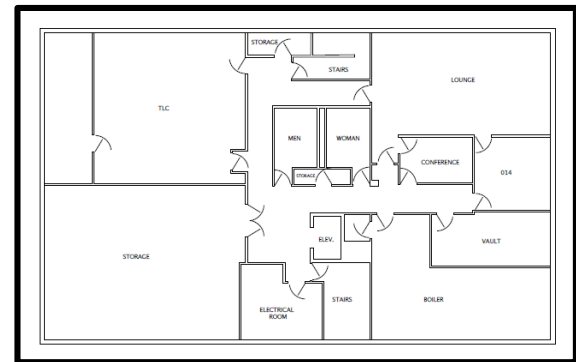
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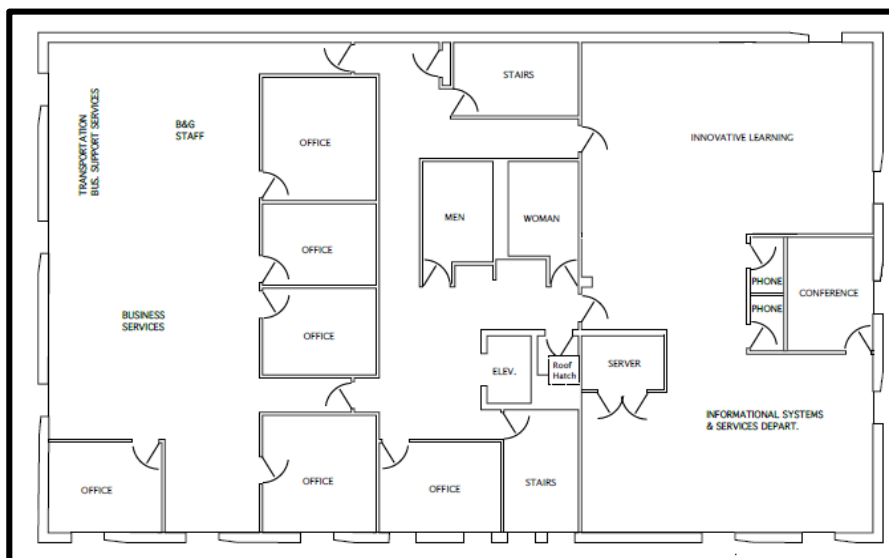
1st Floor Office



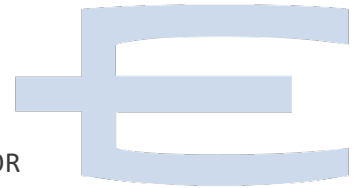
Basement



2nd Floor Office



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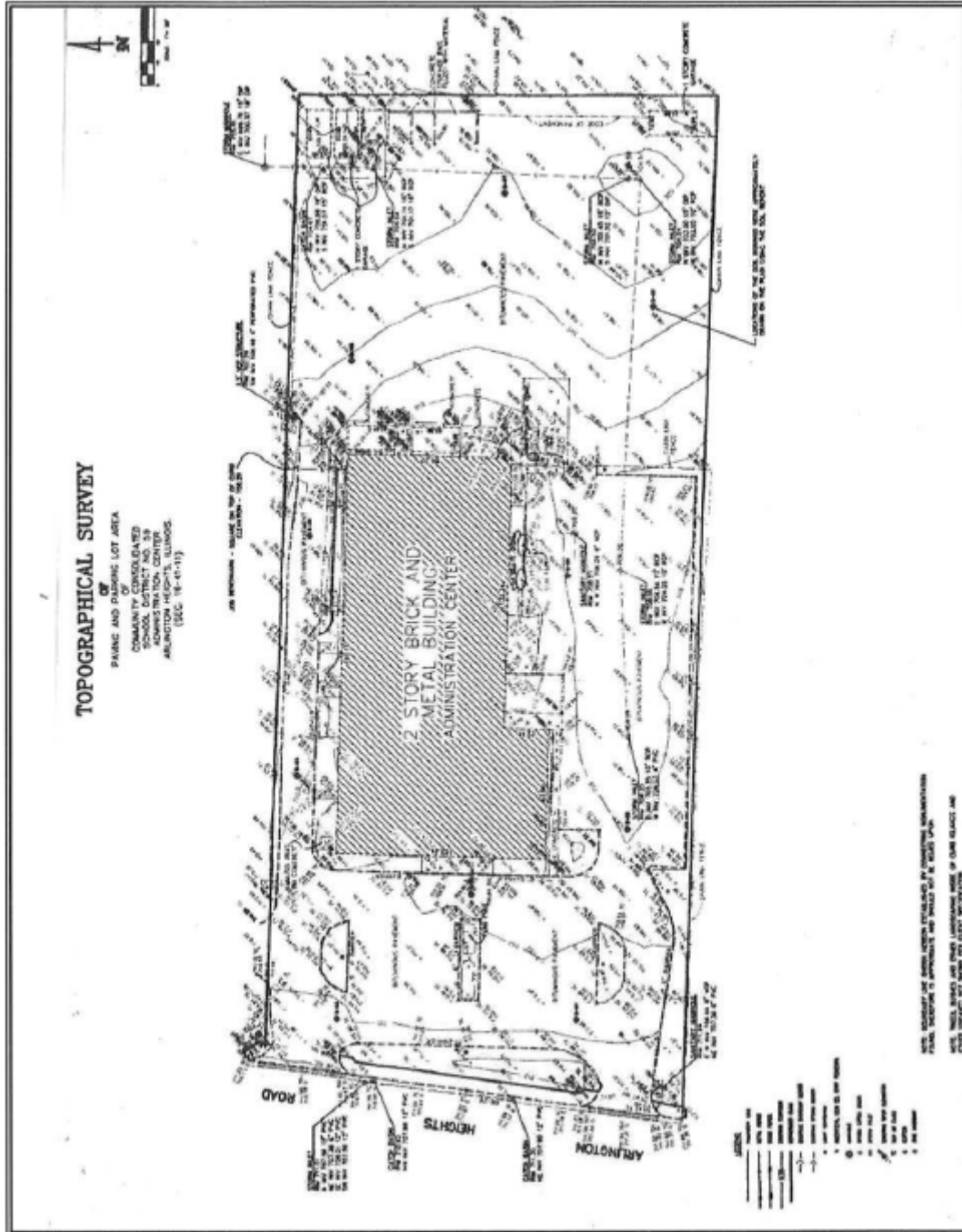
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SURVEY

Subject to re-subdivision



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Parcel Map

Subject to Re-Subdivision



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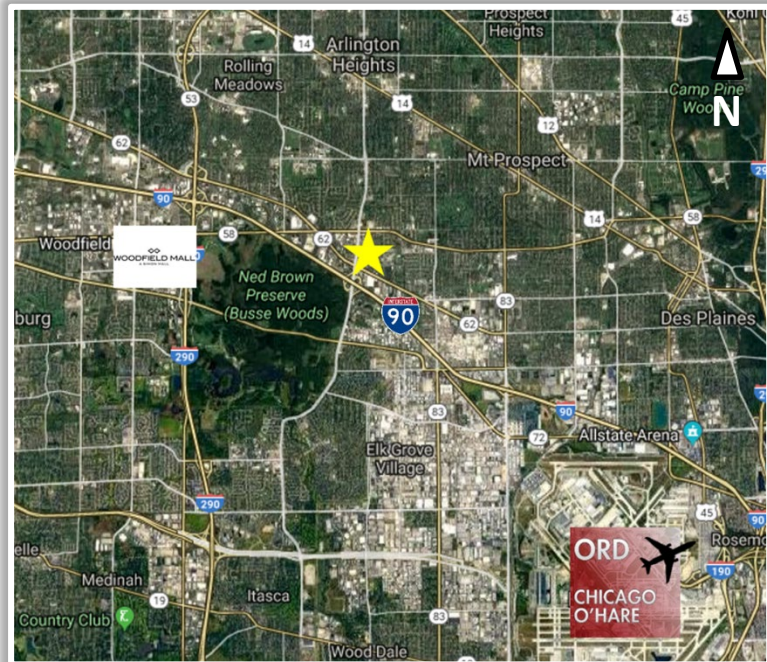
2123 S. Arlington Heights Rd, Arlington Heights, IL

12,978 - 23,961 SF AVAILABLE



LOCATION

- Immediate access to I-90 Interchange
- High Exposure on Arlington Heights Rd.
- Proximity to Restaurants, Hotels, Shopping, and Recreation



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