

256,385 SF AVAILABLE FOR SALE

# 301-363 N THIRD AVE

DES PLAINES, IL



**1.5 ACRES OF OUTDOOR  
STORAGE AND POTENTIAL TO  
ADD AN ADDITIONAL 1.5 ACRES**



**301-363**  
**N THIRD AVE**  
**DES PLAINES, IL**

**1.5 Acres of  
Outdoor Storage**

Potential to lease 1.5 Acres  
of additional land from  
ComEd for trailer/car parking

**RAND ROAD**

## PROPERTY FEATURES

### Space Available:

256,385 SF  
Divisible to:  
94,842 SF  
80,888 SF  
80,655 SF

### Office Size:

18,694 SF

### Parking:

150 Cars  
(expandable and potential  
to convert car parking to trailer  
parking)

### Total Building Size:

256,385 SF

### Clear Height:

21'

### Loading:

21 Exterior Docks  
1 Drive-in-Door

### Sale Price:

\$86.00 PSF  
(\$22,050,000)

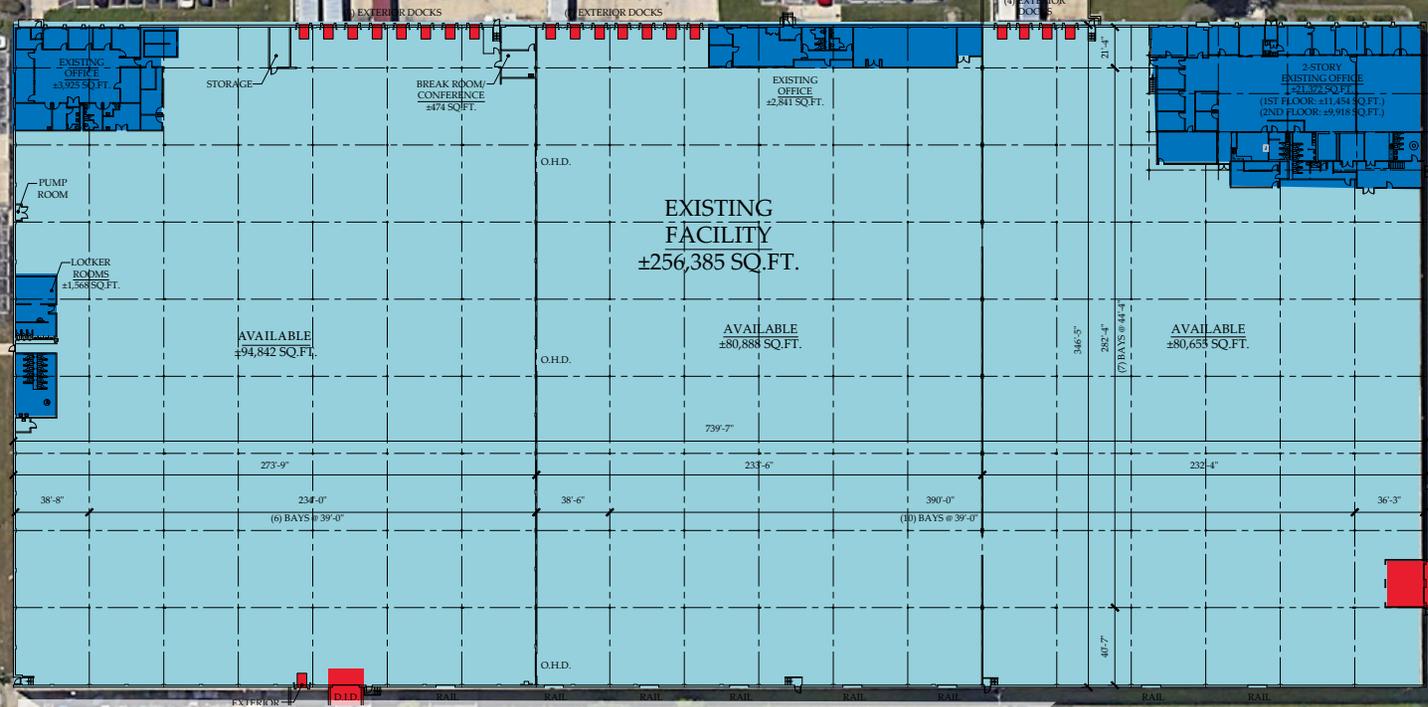
### Year Built:

1966

### Power:

3200 amps

# SITE PLAN



# OUTDOOR STORAGE



**301-363 N THIRD AVE  
DES PLAINES, IL**

**I-294/GOLF RD 2-WAY  
INTERCHANGE (COMING/  
GOING FROM NORTH)**

**I-294/DEMPSTER ST 2-WAY  
INTERCHANGE (COMING/  
GOING FROM SOUTH)**

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