

NEW PRICE REDUCTION

16,177 SF TRUCK MAINTENANCE FACILITY AVAILABLE FOR SALE OR LEASE IN O'HARE

2375 E. OAKTON STREET
ARLINGTON HEIGHTS, ILLINOIS



AN INVESTMENT BY

DSP

**DAYTON STREET
PARTNERS**

2375 EAST OAKTON STREET

ARLINGTON HEIGHTS, ILLINOIS

Property Features

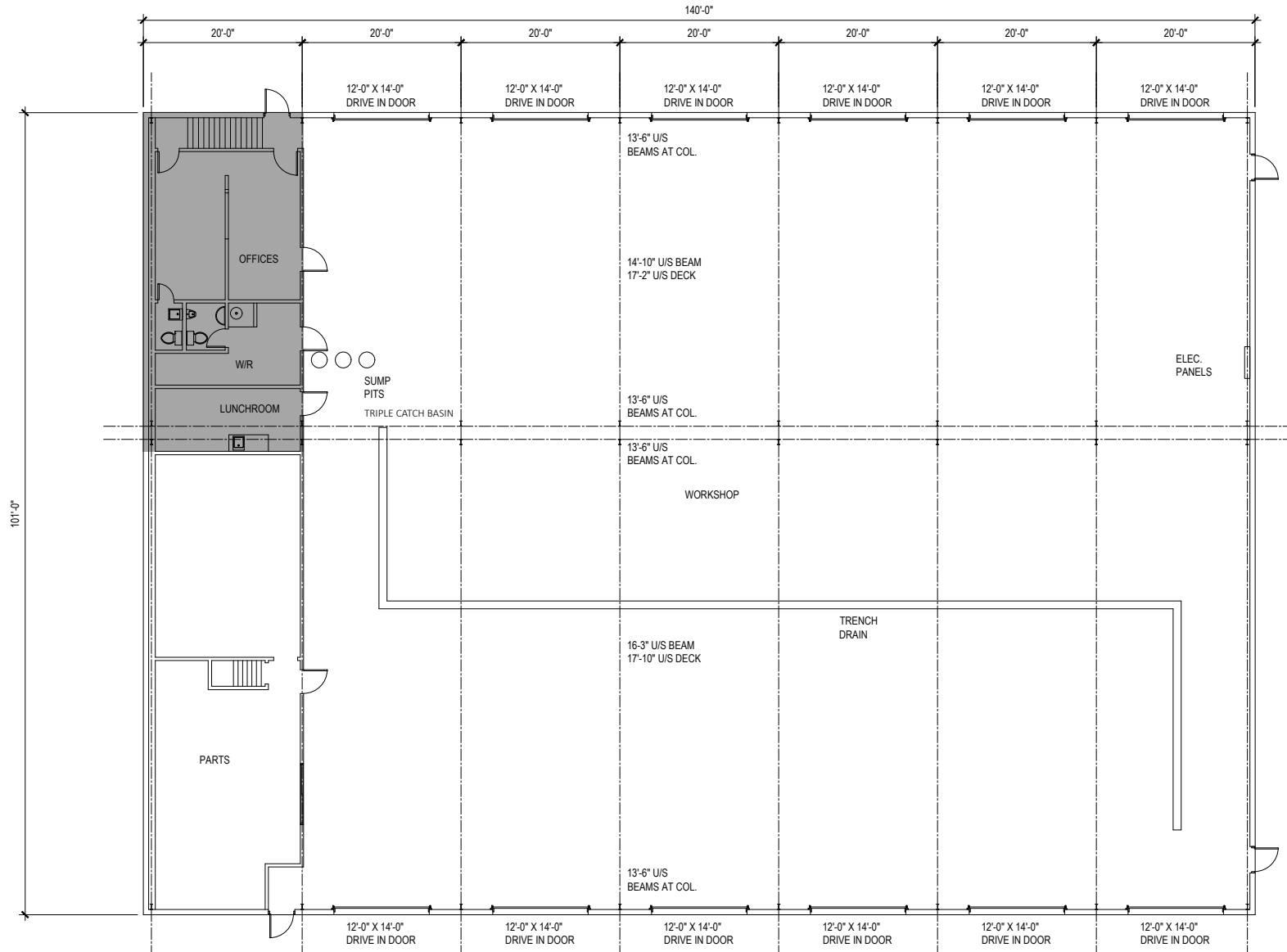
Available Size:	16,177 SF
Office Size:	1,288 SF
Land Size:	±1.57 Acres
Clear Height:	13'6"-16'3"
Loading:	12 Bays (6 Drive Through)
Trailer Parking:	19 Stalls (Expandable)
Power:	200 Amps @ 480 Volts
Operating Expenses:	\$6.50 PSF
Lease Rate:	\$23.00 PSF Net
Sale Price:	\$5,400,000 (\$333.81 PSF)
Building Improvements Completed:	<ul style="list-style-type: none">• Updated office areas• Painted, repaired and replaced damages at overhead doors• Updated landscaping• New wall and ADA water fountain• New fire alarm system• New trailer yard
Comments	<ul style="list-style-type: none">• Immediate access to I-90 via Elmhurst Road• Truck maintenance facility in O'Hare• Fully fenced and secure lot• Floor drains throughout• Power and airlines to each bay• Triple catch basin



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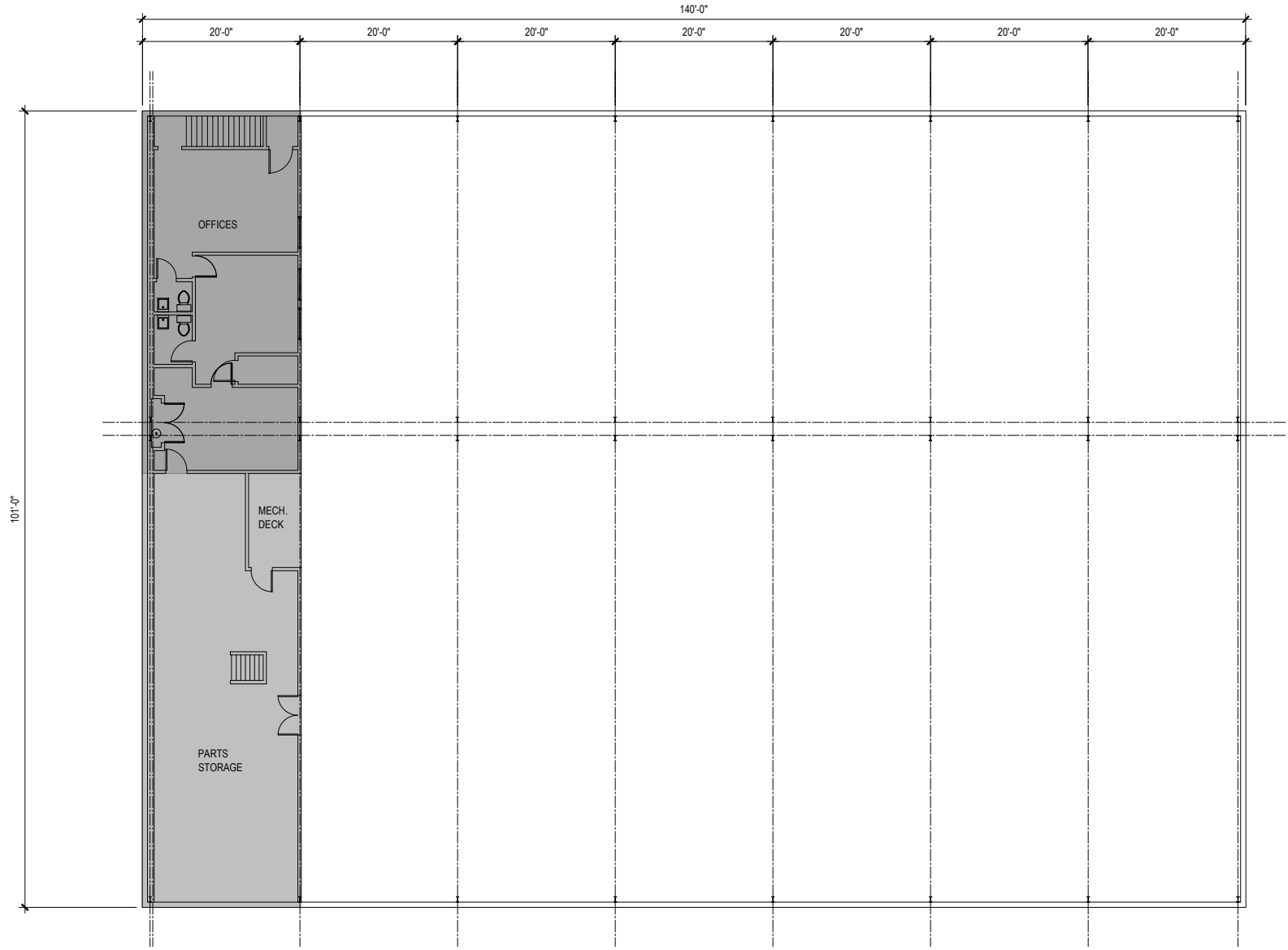
Main Floor



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Second Floor



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OAKTON STREET

16,177 SF
AVAILABLE



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FOR MORE INFORMATION, PLEASE CONTACT:

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