

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
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



INTERIOR OFFICE

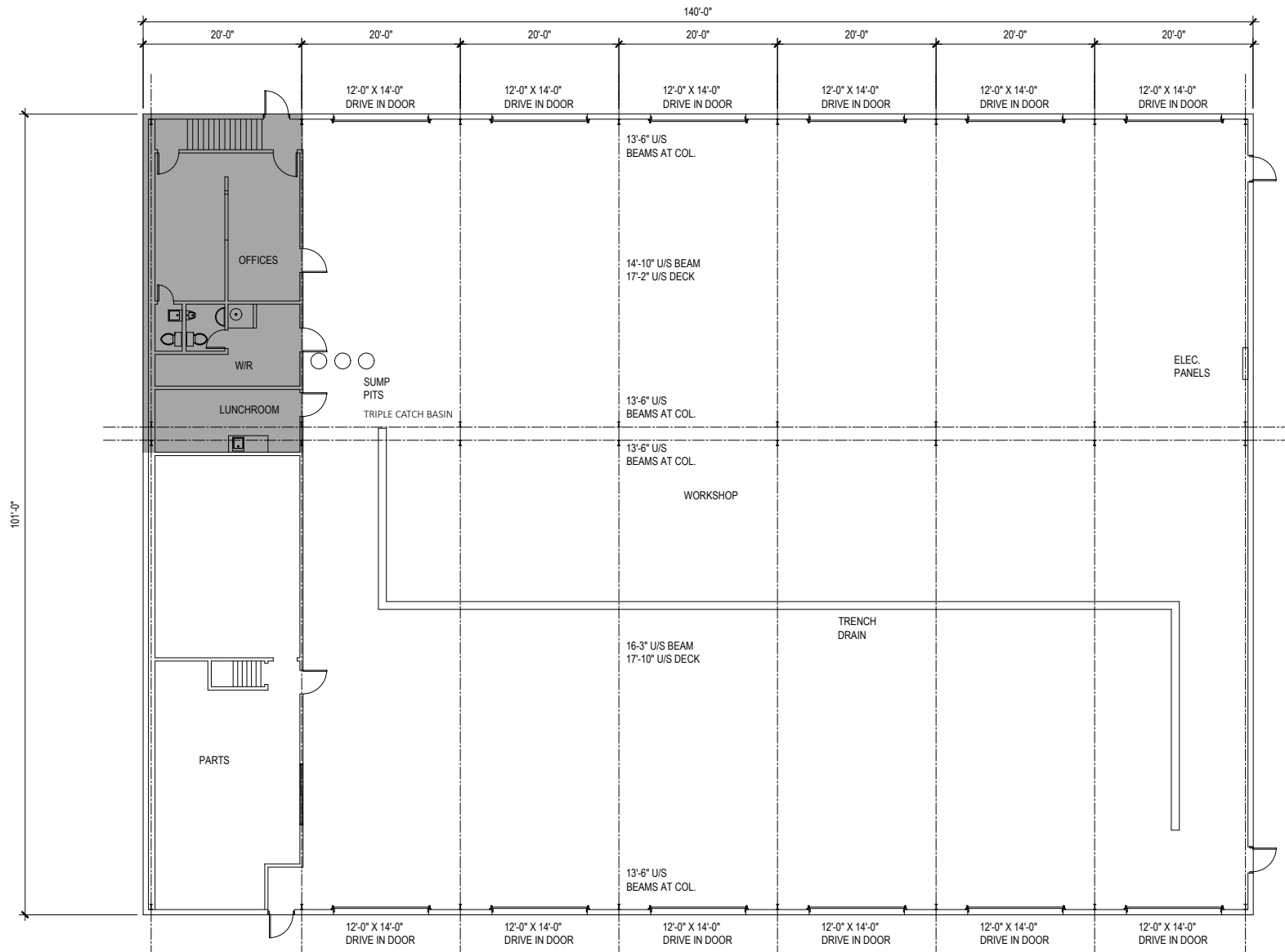


EXTERIOR MAINTENANCE BAY DOORS

2375 EAST OAKTON STREET

ARLINGTON HEIGHTS, ILLINOIS

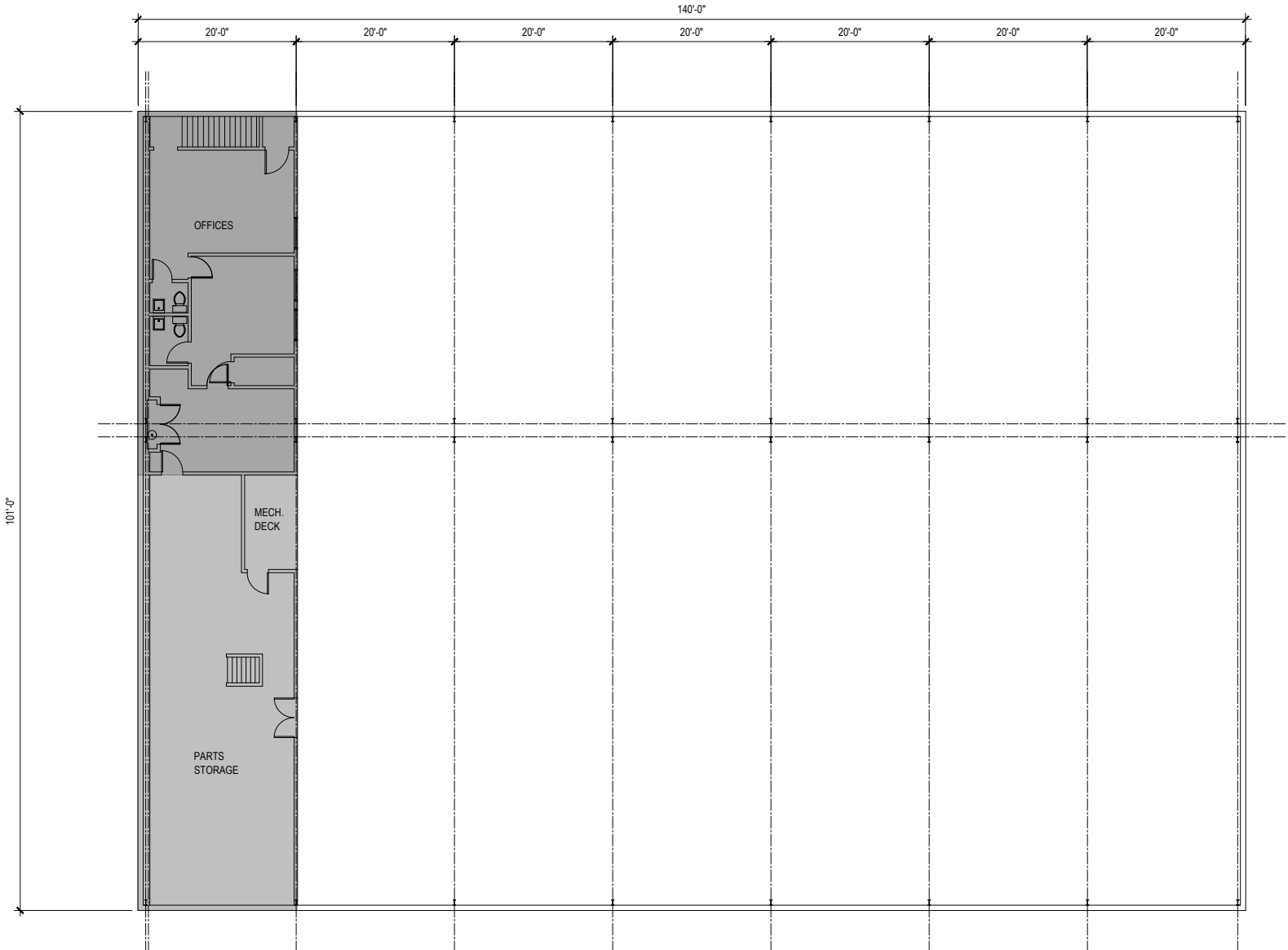
Main Floor



2375 EAST OAKTON STREET

ARLINGTON HEIGHTS, ILLINOIS

Second Floor



2375 EAST OAKTON STREET

ARLINGTON HEIGHTS, ILLINOIS

OAKTON STREET



16,177 SF
AVAILABLE



2375 EAST OAKTON STREET

ARLINGTON HEIGHTS, ILLINOIS



FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL MAGLIANO
Executive Managing Director
847.518.3259
michael.magliano@cushwake.com

AL CARUANA
Executive Director
847.720.1326
al.caruana@cushwake.com

