

3430-3436 Washington St.

PARK CITY, IL 60085

48,096 SF AVAILABLE FOR LEASE

(DIVISIBLE)



**±1 ACRE OF OUTDOOR
STORAGE OR
VEHICLE PARKING**

Property Highlights

Building Size	48,096 SF (Pomp's Tire to remain in $\pm 16,000$ SF through 2025)
Site Size	7.39 Acres
Year Built	1980 & 2014
Clear Height	18'
Loading	8 Exterior docks 6 Drive in Doors 80' deep
Power	1600 Amps @480v & 1200 Amps @480v
Parking	Heavy with an additional ± 1 Acre of Outdoor storage or parking
Driveways	10" concrete



Site Plan

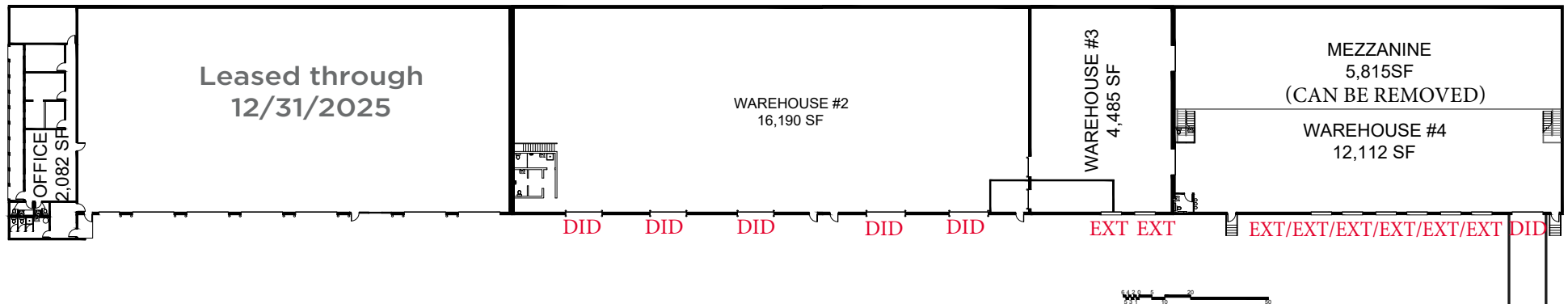
Warehouse 1 – Leased through 12/31/2025

Warehouse 2 – 16,190 SF, 5 drive in doors

Warehouse 3 – 4,485 SF, 2 exterior docks

Warehouse 4 – 12,112 SF, 6 exterior docks and 1 drive in door

Mezzanine – 5,815 SF (can be removed)



Brett Kroner

Vice Chair

+1 847 720 1367

brett.kroner@cushwake.com

Marc Samuels

Senior Director

+1 847 668 4710

marc.samuels@cushwake.com

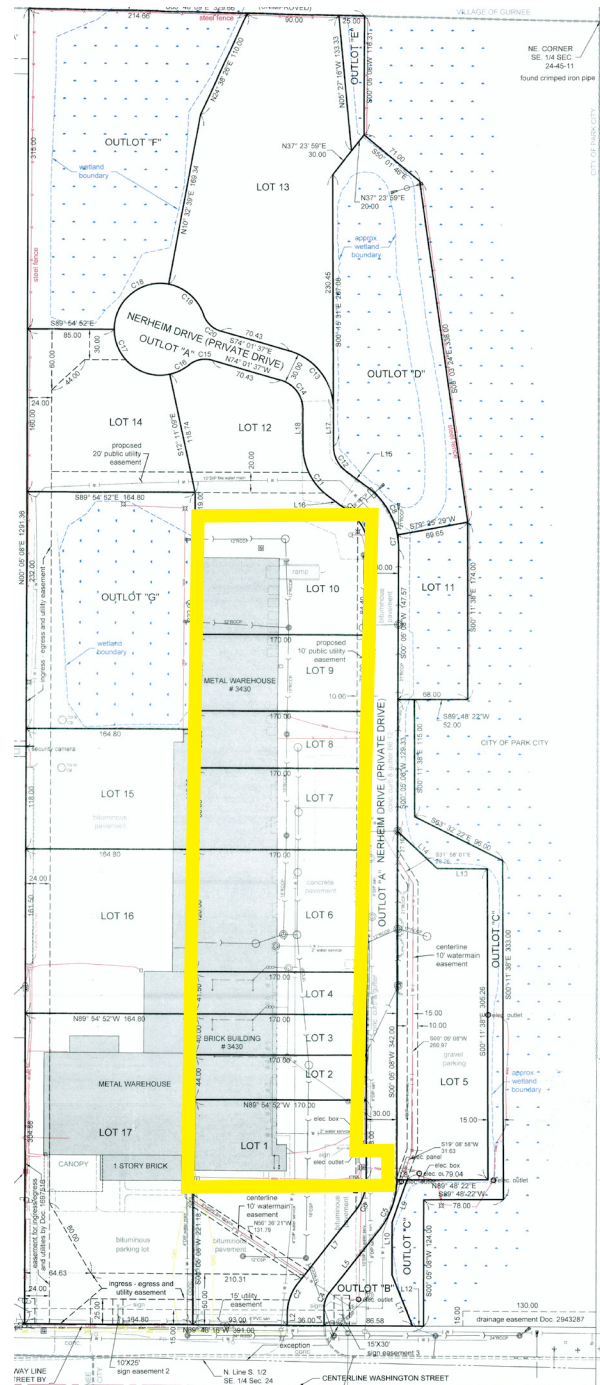
Gabriel Strauss

Associate

+1 847 518 3226

gabriel.strauss@cushwake.com

Overall Plan



3430-3436 Washington St.

PARK CITY, IL 60085

Brett Kroner

Vice Chair

+1 847 720 1367

brett.kroner@cushwake.com

Marc Samuels

Senior Director

+1 847 668 4710

marc.samuels@cushwake.com

Gabriel Strauss

Associate

+1 847 518 3226

gabriel.strauss@cushwake.com

9500 W Bryn Mawr Avenue

Rosemont, IL 60018

cushmanwakefield.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.