

FOR SALE 24,970 SF ON 1.97 ACRES



441 N 3RD AVENUE | DES PLAINES, ILLINOIS

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Property Highlights

441 North 3rd Avenue in Des Plaines is strategically positioned for businesses seeking exceptional infrastructure, transportation access and a business-friendly tax environment.

The property consists of a rare free-standing building on 1.97 acres with fenced outside storage. The 24,970-square-foot facility offers a well-maintained industrial space suitable for manufacturing or distribution operations.

- » Free-standing facility
- » Heavy manufacturing amenities
- » Robust power supply
- » Fenced, secured outside storage; can accommodate additional parking
- » 6B tax abatement eligible

Building Size	24,970 SF
Office & Showroom	±6,000 SF
Warehouse	±18,970 SF
Site Size	1.97 acres
Clear Height	18'
Loading	» Two (2) interior docks » One (1) drive-in door
Power	» 800 Amp 240/480 Volt » 800 Amp 440 Volt
Year Built	1966
Roof	Replaced 2019; with warranty
Parking	» 20 car spaces (expandable) » ±15 trailer spaces
Sale Price	Subject to offer

Site Plan

24,970 SF | 1.97 Acres



The property is near O'Hare International Airport with easy access to numerous major highways and arterial routes, including US-12, US-14, US-45, IL-21, IL-83, IL-58, I-294 and I-90.



I-294 & Golf Rd Interchange	2.2 miles, 5 mins.
I-90 & Arlington Heights Rd Interchange	5.6 miles, 13 mins.
O'Hare International Airport	9.2 miles, 17 mins.
Chicago CBD	22.3 miles, 30 mins.
Midway International Airport	30.4 miles, 40 mins.



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