



FOR SALE

39,985 SF Industrial Property
539 W ALGONQUIN RD, ARLINGTON HEIGHTS, IL

PRICE REDUCTION! \$3,490,000 (\$87.28 PSF)



MAKE-READY PREP COMPLETE
POTENTIAL 6B AVAILABLE



MAKE-READY PREP COMPLETE

- Repaved the Parking Lot
- Replaced the Concrete Truck Dock Apron
- Degreased, Cleaned and Painted Warehouse Walls
- Degreased and Power Washed the Floors
- Repainted the Office Space



PROPERTY FEATURES

539 West Algonquin Road is a single-tenant brick building on 2.01 acres. The building is approximately 39,500 square feet, including a $\pm 4,000$ SF office, two interior docks and two drive-in doors and has 16' clear height. The property is well located with immediate access to I-90 with tollway exposure and is crane served with additional land for parking or outside storage.




ADDRESS	539 W Algonquin Rd, Arlington Heights, IL
SITE SIZE	2.01 Acres
BUILDING SIZE	39,985 SF
OFFICE SIZE	$\pm 4,000$ SF
LOAD-BEARING MEZZANINE	$\pm 1,850$ SF (not included in overall SF)
LOADING	2 interior loading docks; 2 drive-in doors
CEILING HEIGHT	16' Clear
HVAC	Office is fully temperature controlled
YEAR BUILT	1969
PARKING	45 cars (expandable)
SPRINKLERED	Yes
REAL ESTATE TAXES	\$105,000 (\$2.63 PSF) Parcel 08-16-103-021-0000
SALE PRICE	PRICE REDUCTION: \$3,490,000 (\$87.28 PSF) \$3,558,665 (\$89.00 PSF)
HIGHLIGHTS	<ul style="list-style-type: none">• Free-standing building• Crane-served facility• Potential outside storage• Heavy manufacturing amenities• Immediate access to I-90 with full frontage/visibility

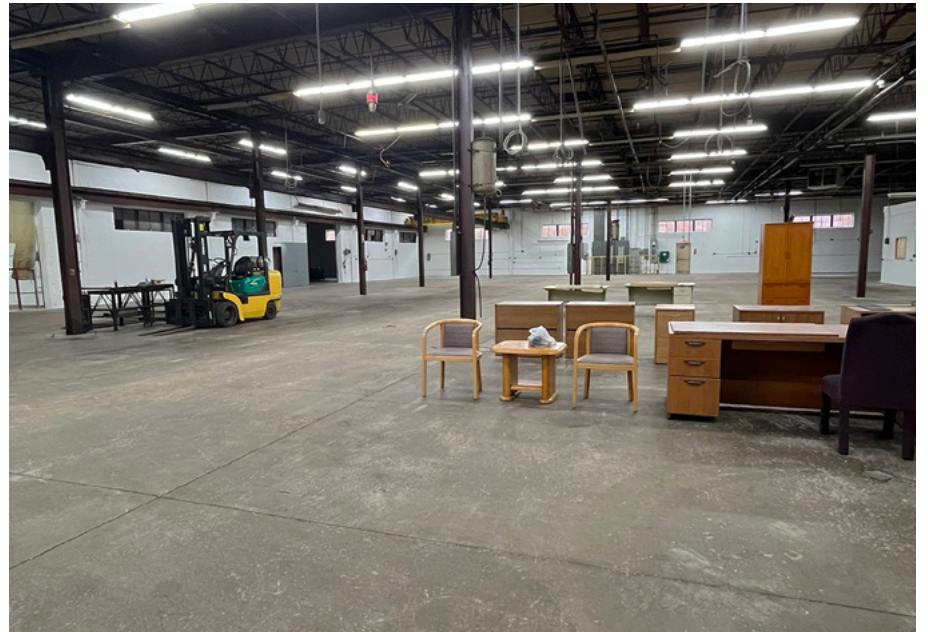




SITE PLAN

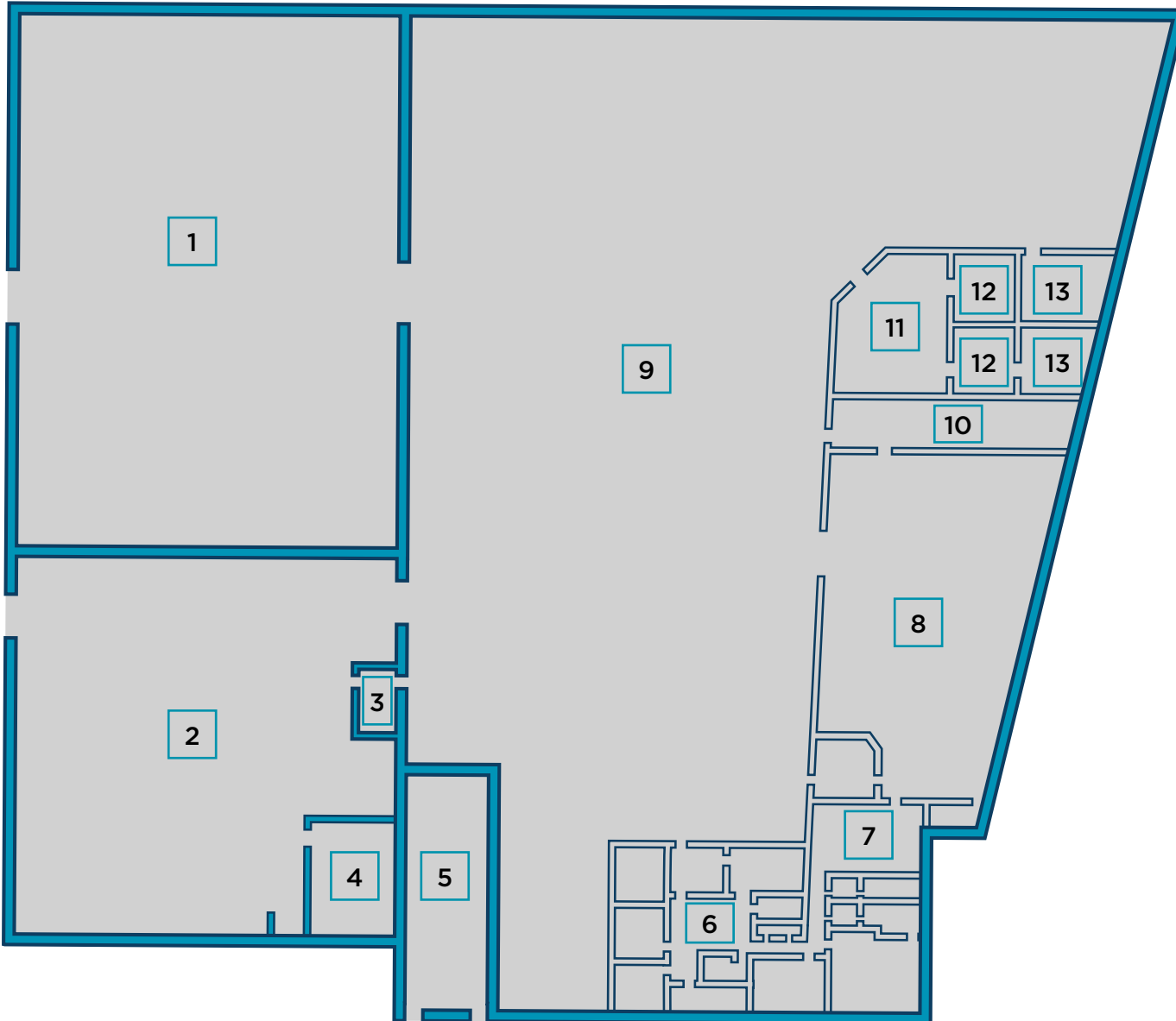


 UNOBSTRUCTED TOLLWAY
FRONTAGE
147,300 VPD (Source: IDOT)





FLOOR PLAN



1	Second Addition
2	First Addition
3	Shipping Office
4	Honeywell Assembly
5	Dock
6	Office Space
7	Quality Control Department
8	Tool Room
9	Shop Area
10	EDM
11	Lunch Area
12	Restrooms
13	Lockers



39,985 SF INDUSTRIAL PROPERTY FOR SALE

FOR MORE INFORMATION, CONTACT:

MICHAEL MAGLIANO

Executive Managing Director

+ 1 847 518 3259

michael.magliano@cushwake.com

