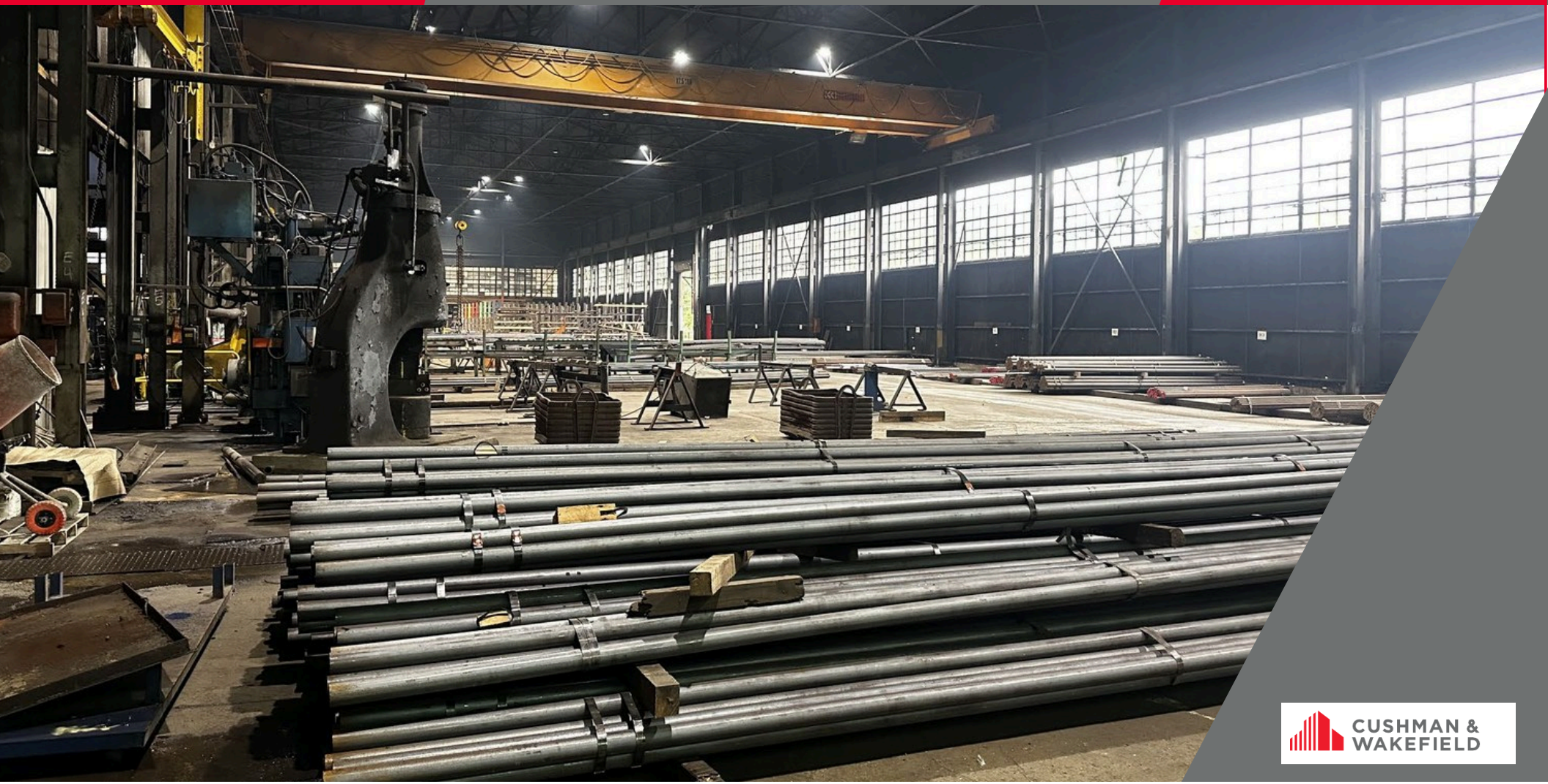
AVAILABLE

FOR SALE

2300 EUCLID AVE

CHICAGO HEIGHTS, ILLINOIS

CRANE-SERVED PROPERTY



±139,000 SF ON ±20 ACRES

HIGHLIGHTS | PLANS | PHOTOS | SITE AERIAL | LOCATION

CUSHMAN & WAKEFIELD



2300 EUCLID AVE

CHICAGO HEIGHTS, ILLINOIS

AVAILABLE

FOR SALE

Property Highlights

BUILDING SIZE: ±139,000 SF

SITE SIZE: ±20 acres

OFFICE SPACE: ±4,600 SF

CEILING HEIGHT: Mfg Areas: Varies from 14' - 18' clear, Warehouse: 24' - 26' clear, Crane Bay: 35' clear

LOADING: 4 Docks, 5 Drive-in Doors

CRANES: One 7.5-ton, One 12.5-ton, One 2-ton overhead cranes. Multiple 1-ton Jib Cranes

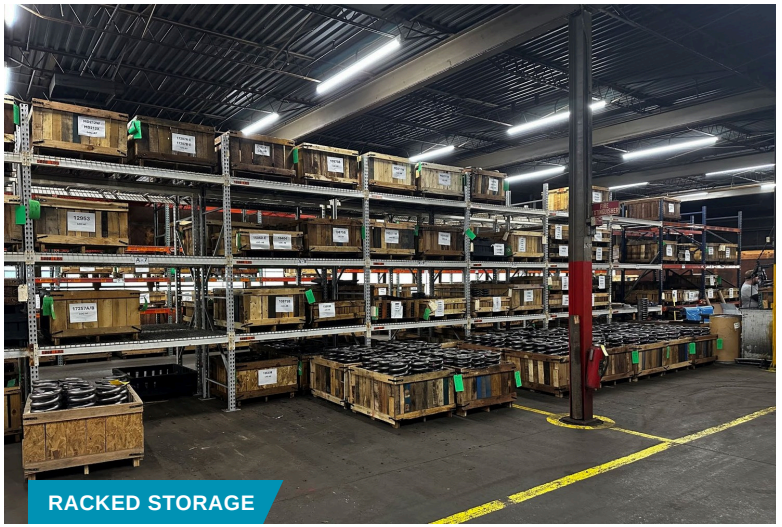
POWER: Three 2400A services @ 480, 220, 110v

SALE PRICE: $2,625,000

R.E. TAXES: $245,000 ($1.76 PSF)



MANUFACTURING AREA



RACKED STORAGE

For more information, please contact:

KEITH PURITZ
VICE CHAIR
847 720 1366
Keith.Puritz@cushwake.com

ROUSH KAHN
ASSOCIATE
312 424 8095
Roush.Kahn@cushwake.com



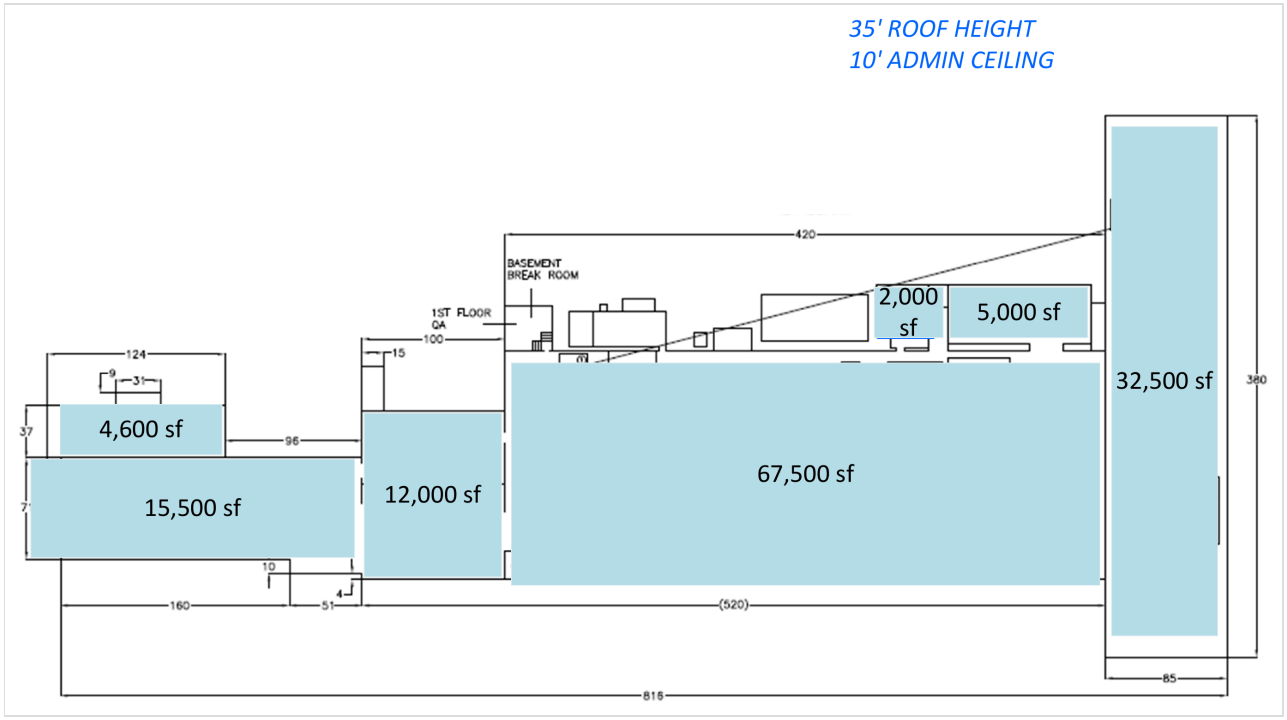
2300 EUCLID AVE

CHICAGO HEIGHTS, ILLINOIS

AVAILABLE

FOR SALE

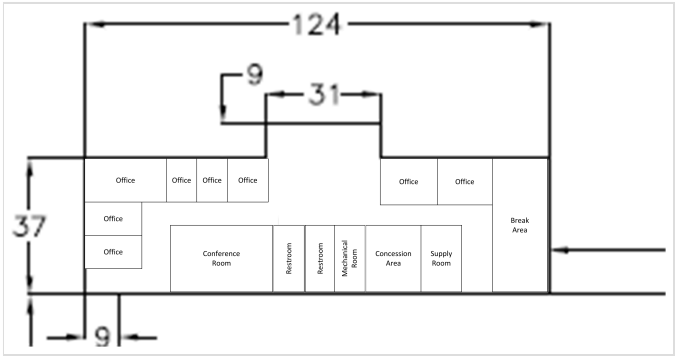
Building Plan & Areas



AREA BREAKDOWN (PER OWNER DRAWINGS)

Main bay	**±67,500 SF**
Raw material receive & store	**±32,500 SF**
Shipping	**±15,500 SF**
Grind	**±12,000 SF**
Other interior areas	**±7,000 SF**
Administration / office	**±4,600 SF**
Total per drawings	**±139,100 SF**

ADMINISTRATION AREA (±4,600 SF)



Private offices, conference room, break area, restrooms and supply room.

For more information, please contact:

KEITH PURITZ
VICE CHAIR
847 720 1366
Keith.Puritz@cushwake.com

ROUSH KAHN
ASSOCIATE
312 424 8095
Roush.Kahn@cushwake.com



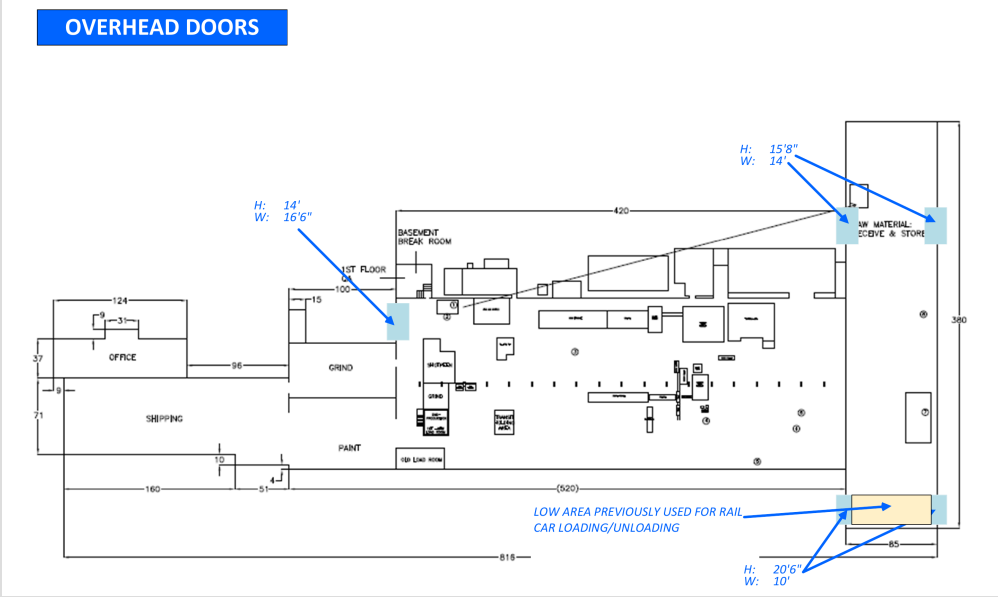
2300 EUCLID AVE

CHICAGO HEIGHTS, ILLINOIS

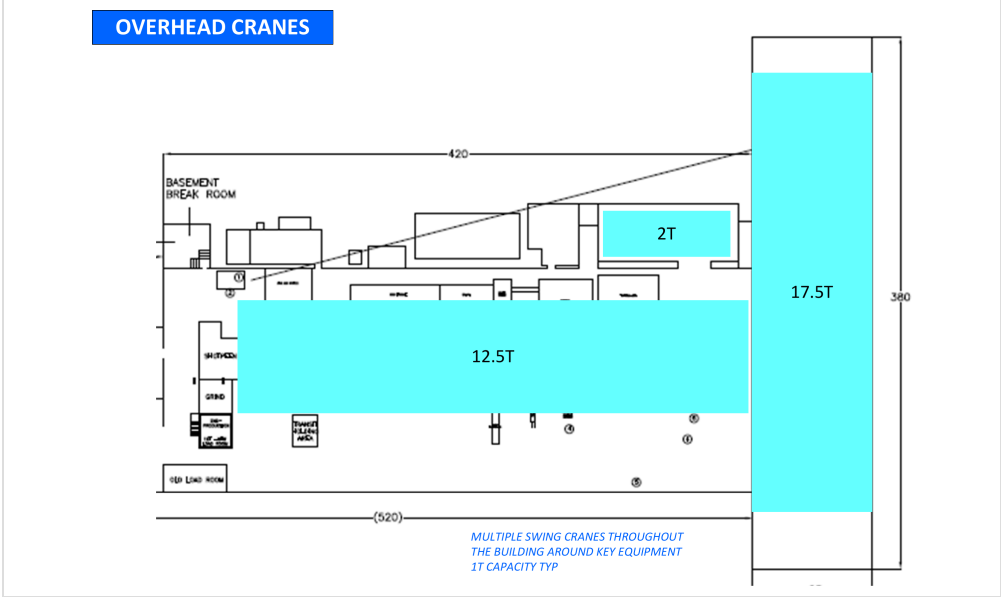
AVAILABLE

FOR SALE

Building Features



OVERHEAD DOOR LOCATIONS



OVERHEAD CRANE COVERAGE

LOADING

- 5 drive-in doors: one 14'H x 16'6"W; two 15'8"H x 14'W; two 20'6"H x 10'W
- 4 dock doors in the shipping area: two 10'H x 7'6"W; two 8'H x 7'6"W
- Former rail car loading / unloading area at the raw material building

CRANES

- 17.5-ton overhead crane in the raw material building
- 12.5-ton overhead crane in the main bay
- 2-ton overhead crane in a smaller equipment area
- Multiple 1-ton swing cranes around key equipment

BUILDING SYSTEMS

- Power: 480 / 220 / 110 volts throughout the industrial area; administration largely 110 volts, with higher-capacity feeds for A/C
- Natural gas-fired heat; office area air conditioned
- Not sprinklered

For more information, please contact:

KEITH PURITZ
VICE CHAIR
847 720 1366
Keith.Puritz@cushwake.com

ROUSH KAHN
ASSOCIATE
312 424 8095
Roush.Kahn@cushwake.com



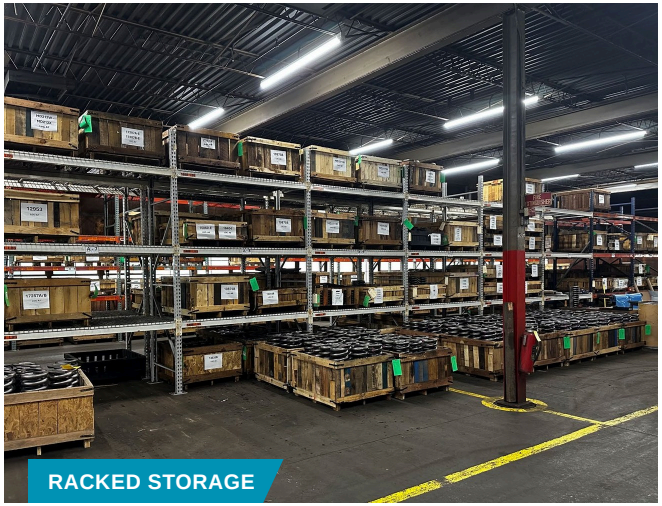
2300 EUCLID AVE

CHICAGO HEIGHTS, ILLINOIS

AVAILABLE
FOR SALE

Property Photos


MANUFACTURING AREA


RACKED STORAGE


ROLL-UP DOOR


PRODUCTION AREA


ADMINISTRATION OFFICES


CONFERENCE ROOM

Photos provided by owner.

For more information, please contact:

KEITH PURITZ
VICE CHAIR
847 720 1366
Keith.Puritz@cushwake.com

ROUSH KAHN
ASSOCIATE
312 424 8095
Roush.Kahn@cushwake.com

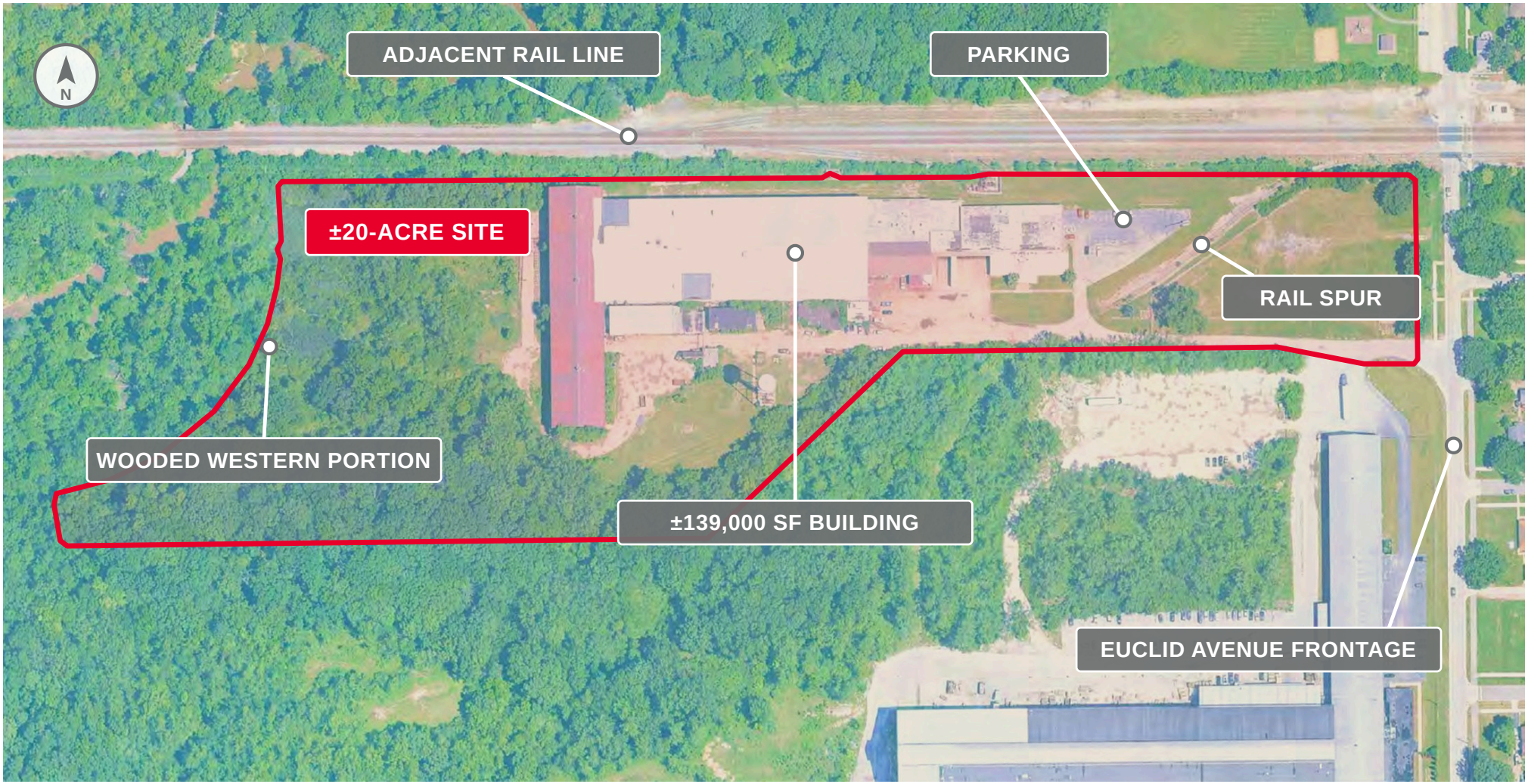


2300 EUCLID AVE

CHICAGO HEIGHTS, ILLINOIS

AVAILABLE
FOR SALE

Site Aerial



For more information, please contact:

KEITH PURITZ
VICE CHAIR
847 720 1366
Keith.Puritz@cushwake.com

ROUSH KAHN
ASSOCIATE
312 424 8095
Roush.Kahn@cushwake.com



2300 EUCLID AVE

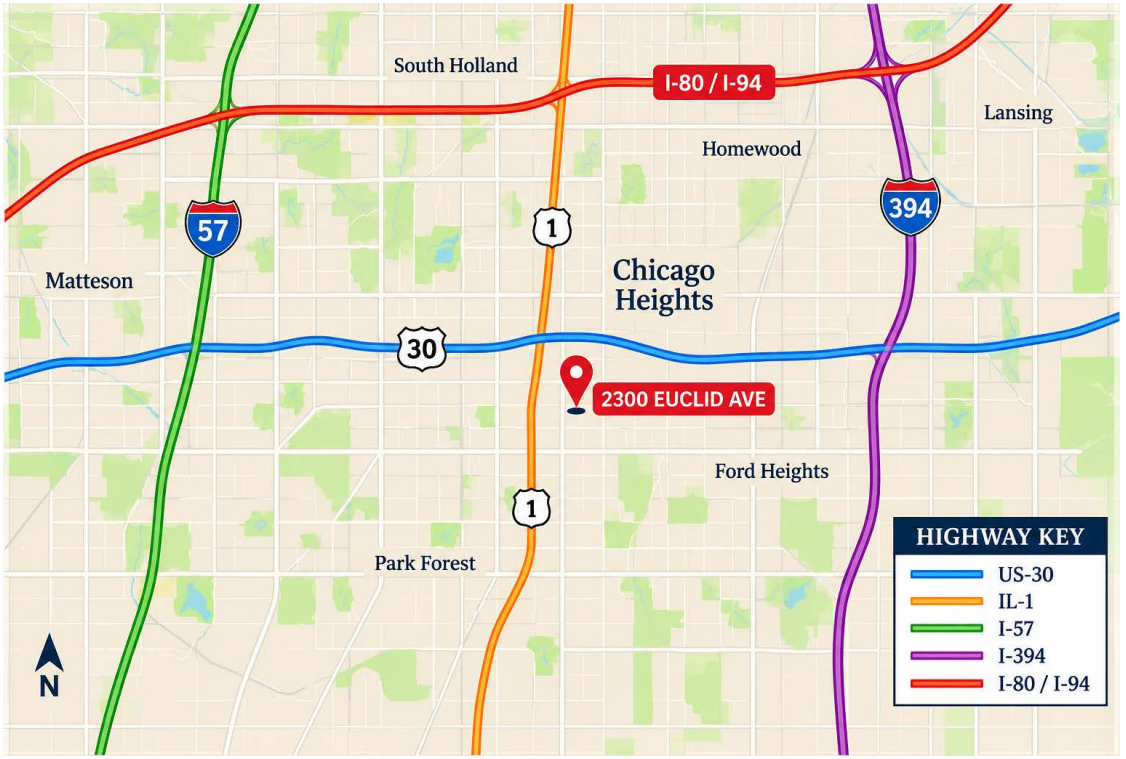
CHICAGO HEIGHTS, ILLINOIS

AVAILABLE

FOR SALE

Location





For more information, please contact:

KEITH PURITZ
VICE CHAIR
847 720 1366
Keith.Puritz@cushwake.com

ROUSH KAHN
ASSOCIATE
312 424 8095
Roush.Kahn@cushwake.com