

256,385 SF AVAILABLE FOR SALE

301-363 N THIRD AVE

DES PLAINES, IL

REDUCED SALE PRICE: ~~\$22,050,000 (\$86/SF)~~

\$17,950,000 (\$70/SF)

**1.5 ACRES OF OUTDOOR
STORAGE AND POTENTIAL TO
ADD AN ADDITIONAL 1.5 ACRES**



301-363
N THIRD AVE
DES PLAINES, IL

**1.5 Acres of
Outdoor Storage**

Potential to lease 1.5 Acres
of additional land from
ComEd for trailer/car parking

RAND ROAD

PROPERTY FEATURES

Space Available:

256,385 SF
Divisible to:
94,842 SF
80,888 SF
80,655 SF

Office Size:

18,694 SF

Parking:

150 Cars
(expandable and potential
to convert car parking to trailer
parking)

Total Building Size:

256,385 SF

Clear Height:

21'

Loading:

21 Exterior Docks
1 Drive-in-Door

Sale Price:
\$17,950,000
(\$70/SF)

Year Built:
1966

Power:
3200 amps



**301-363 N THIRD AVE
DES PLAINES, IL**

**I-294/GOLF RD 2-WAY
INTERCHANGE (COMING/
GOING FROM NORTH)**

**I-294/DEMPSTER ST 2-WAY
INTERCHANGE (COMING/
GOING FROM SOUTH)**

For More Information, Please Contact:

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