



# 99,365 SF Fully A/C For Sale

## With 53,367 SF to 68,588 SF Available

3311 N. Kennicott Ave  
Arlington Heights, IL

### About This Property

- Available Size: 53,367 SF - 68,588 SF
- Office Size: 10,355 SF to 25,355 SF
- Building Size: 99,365 SF
- Land Size: 10 Acres
- Clear Height: 24'
- Electric: 2,000 amps @ 480 volts
- Bay Size: 50' x 40'
- Car Parking: 1 per 1,000/SF (expandable)
- Loading: 6 interior docks, 2 drive-in doors
- Constructed: 1982
- 100% air conditioned
- Income in place on 30,777 SF
- LED lighting
- 38 trailer parking spaces available
- New roof with warranty
- Excellent highway access at Dundee/Rt. 53
- Bonus mezzanine 15,154 SF with elevator
- Lease Rate: \$13.50/SF modified gross
- Sale Price: \$11,850,000

### Contact us:

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#### Brendan Green

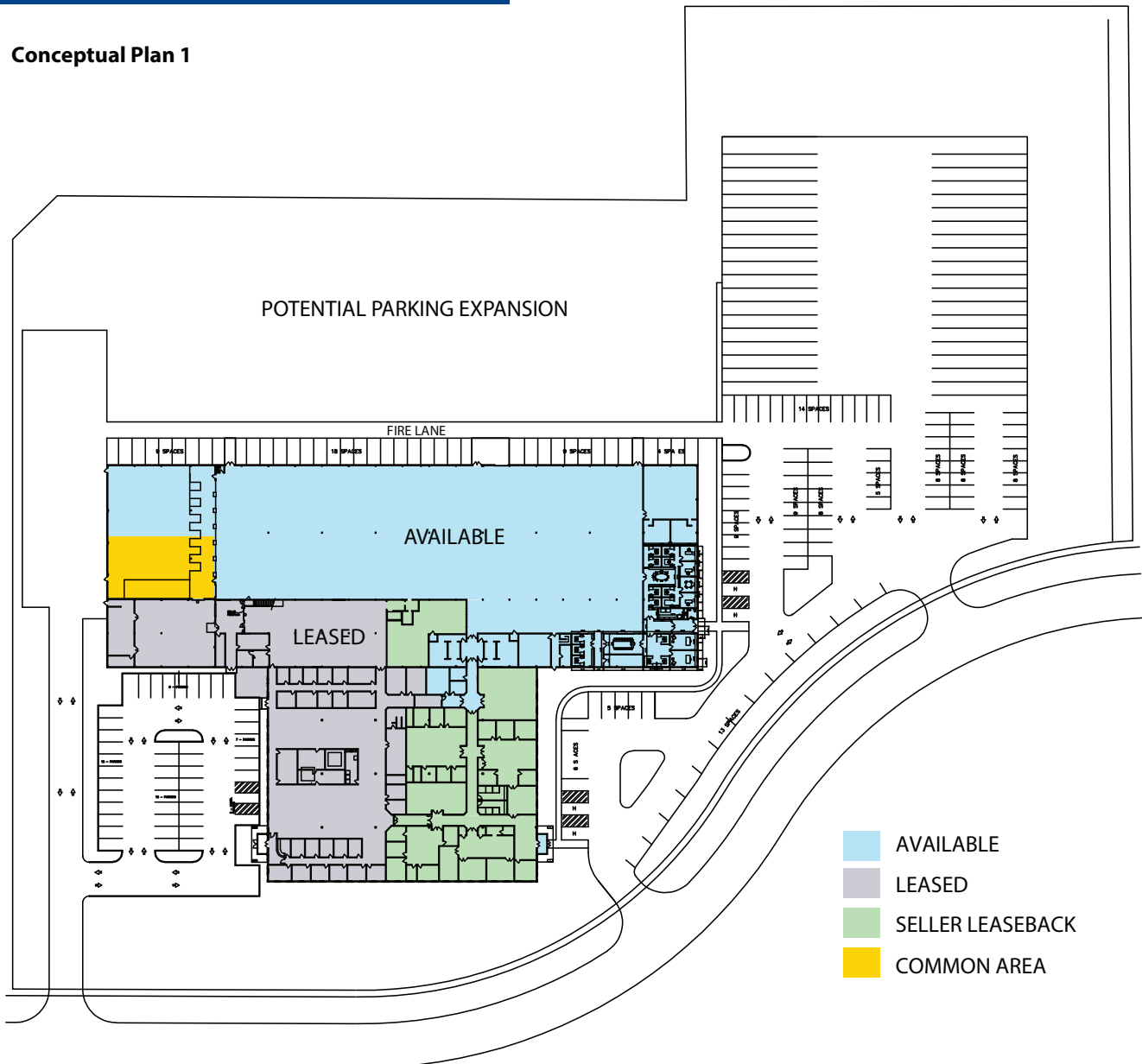
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#### Colliers International

6250 N. River Rd., Suite 11-100  
Rosemont, IL 60018

# Site Plan

## Conceptual Plan 1



- 53,367 SF Total
- 10,355 SF office
- 43,012 SF warehouse
- 4 private interior docks, 1 drive-in door
- 2 common interior docks, 1 drive-in door
- 24' clear height
- Fully air conditioned

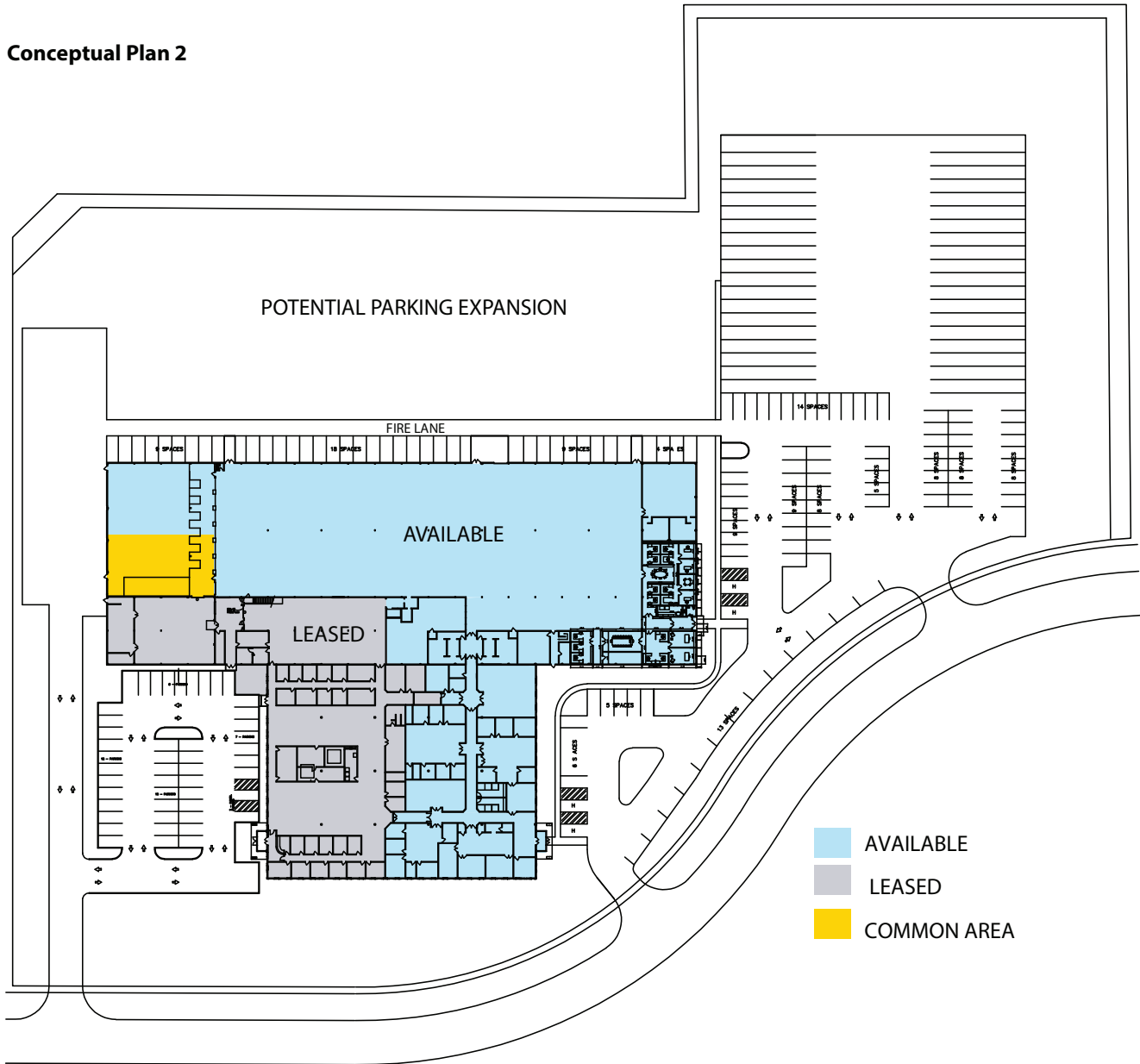
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# Site Plan

## Conceptual Plan 2



- 68,588 SF Total
- 25,355 SF office
- 43,233 SF warehouse
- 4 private interior docks, 1 drive-in door
- 2 common interior docks, 1 drive-in door
- 24' clear height
- Fully air conditioned

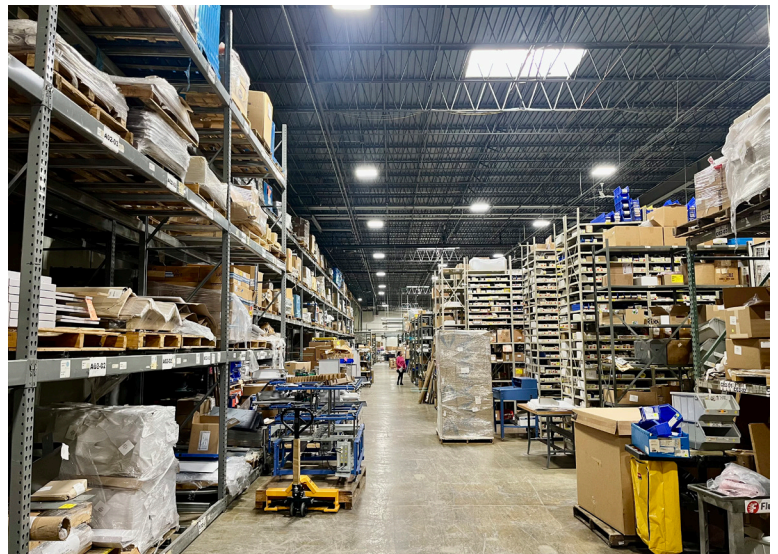
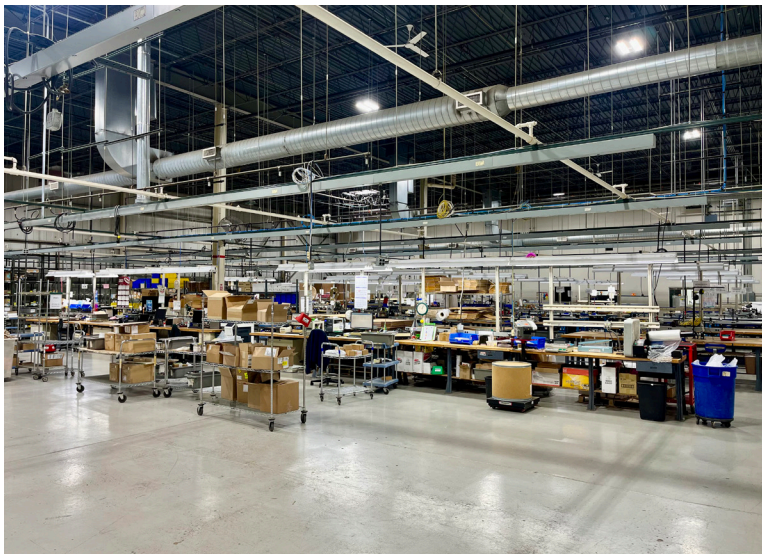
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# Photos



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# Expressway Access & Corporate Neighbors



## Regional Accessibility

- 0.7 miles to I-53
- 7 miles to I-90
- 18 miles to O'Hare International Airport
- 31 miles to Downtown Chicago

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