



COURTYARD CENTRE

271 - 285 E. Helen Rd., Palatine, IL 60067

Mark Meskauskas

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**BRIAN
PROPERTIES, INC.**



PROPERTY HIGHLIGHTS

- Availability: For sale or lease – individually or combined
- Total Size: 9,506 SF (divisible)
- **Unit 273:**
- 5,192 SF
- For Sale: \$599,000
- Real Estate Taxes: \$28,240.18
- Drive-In Doors: One (1) total, 14' in height
- **Unit 277:**
- 4,314 SF
- For Sale: \$500,000
- Real Estate Taxes: \$23,649.33
- Lease Rate: \$15.00 PSF NNN (for both units)
- Drive-In Doors: One (1) total, 14' in height
- Shared Loading Dock: Unit 273 has access to a shared loading dock
- Office Buildout: Approx. 20%
- Zoning: M – Manufacturing

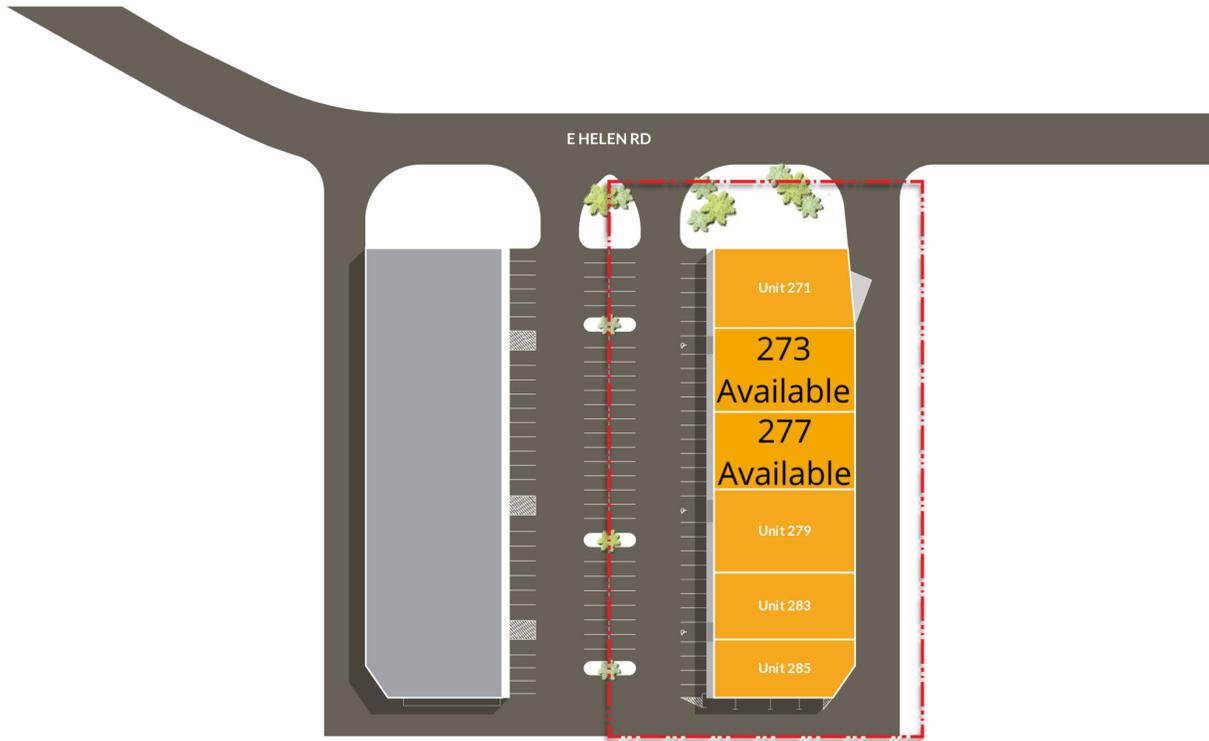
PROPERTY DESCRIPTION

Introducing a rare opportunity to own or lease two (2) industrial/flex condo units totaling 9,506 square feet in a well-maintained industrial condominium building. Constructed in 1970 and zoned M (Manufacturing), this asset offers a versatile layout ideal for a variety of industrial, flex, and office uses.

The units offer a well-balanced mix of warehouse, storage, and office space, making them suitable for:

- Light manufacturing or assembly
- Storage/distribution with office
- Service-based businesses
- Creative or showroom uses
- Owner-occupant or investor scenarios

The property's divisible floor plan and dual-entry configuration support a range of operational needs, while the existing condition allows for near-immediate occupancy or minimal buildout for custom use.



LEGEND

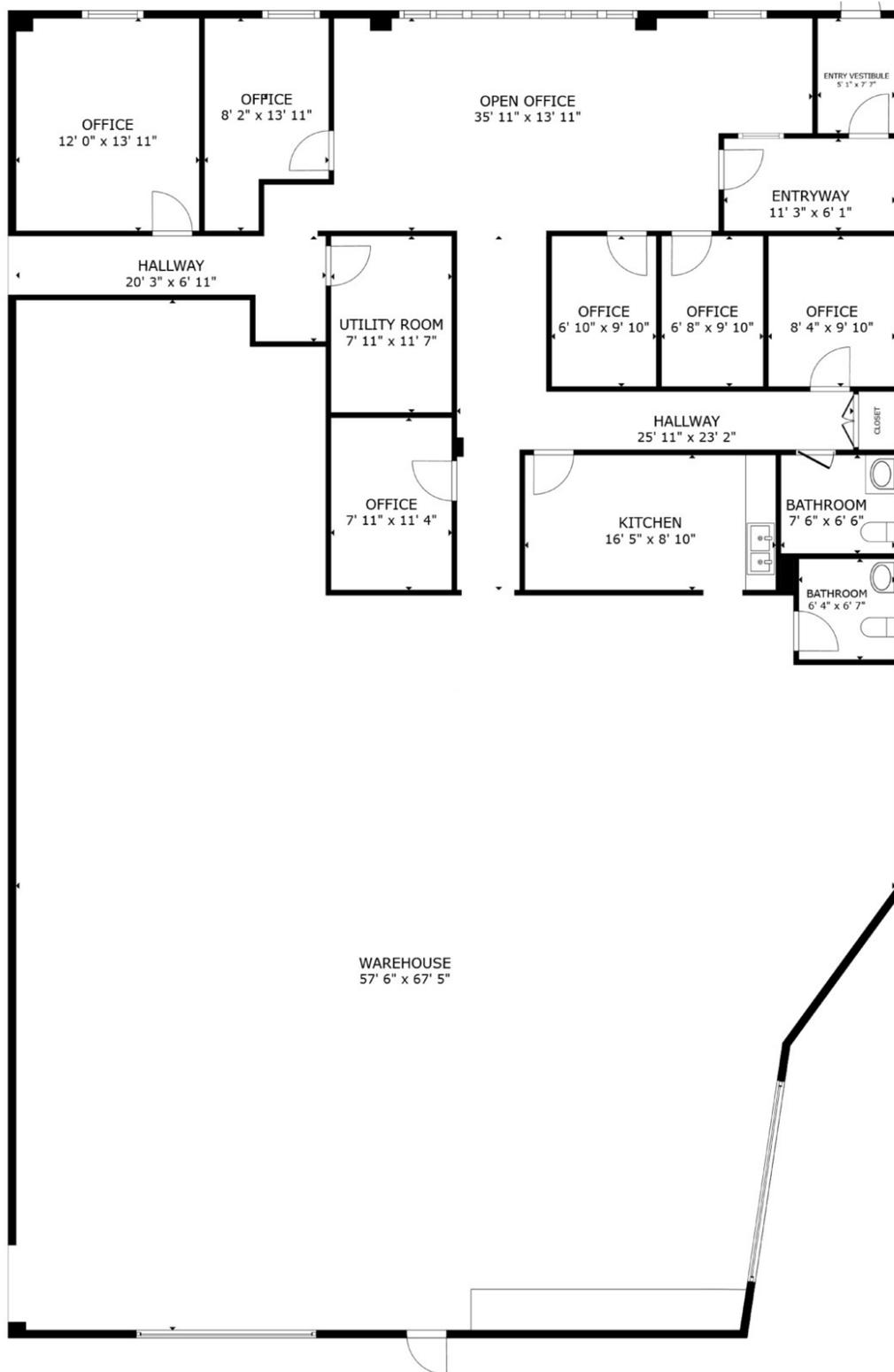
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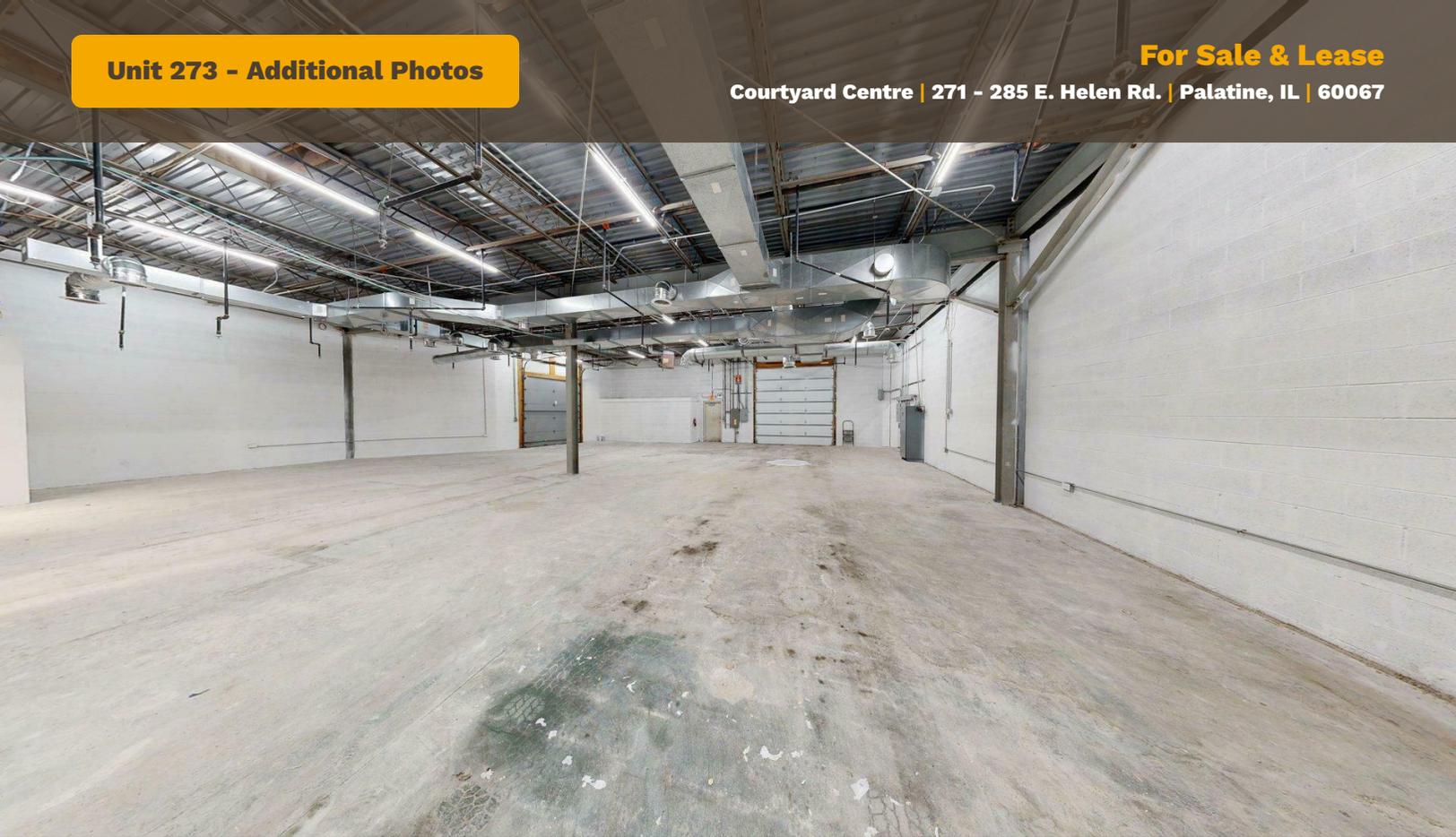
AVAILABLE SPACES

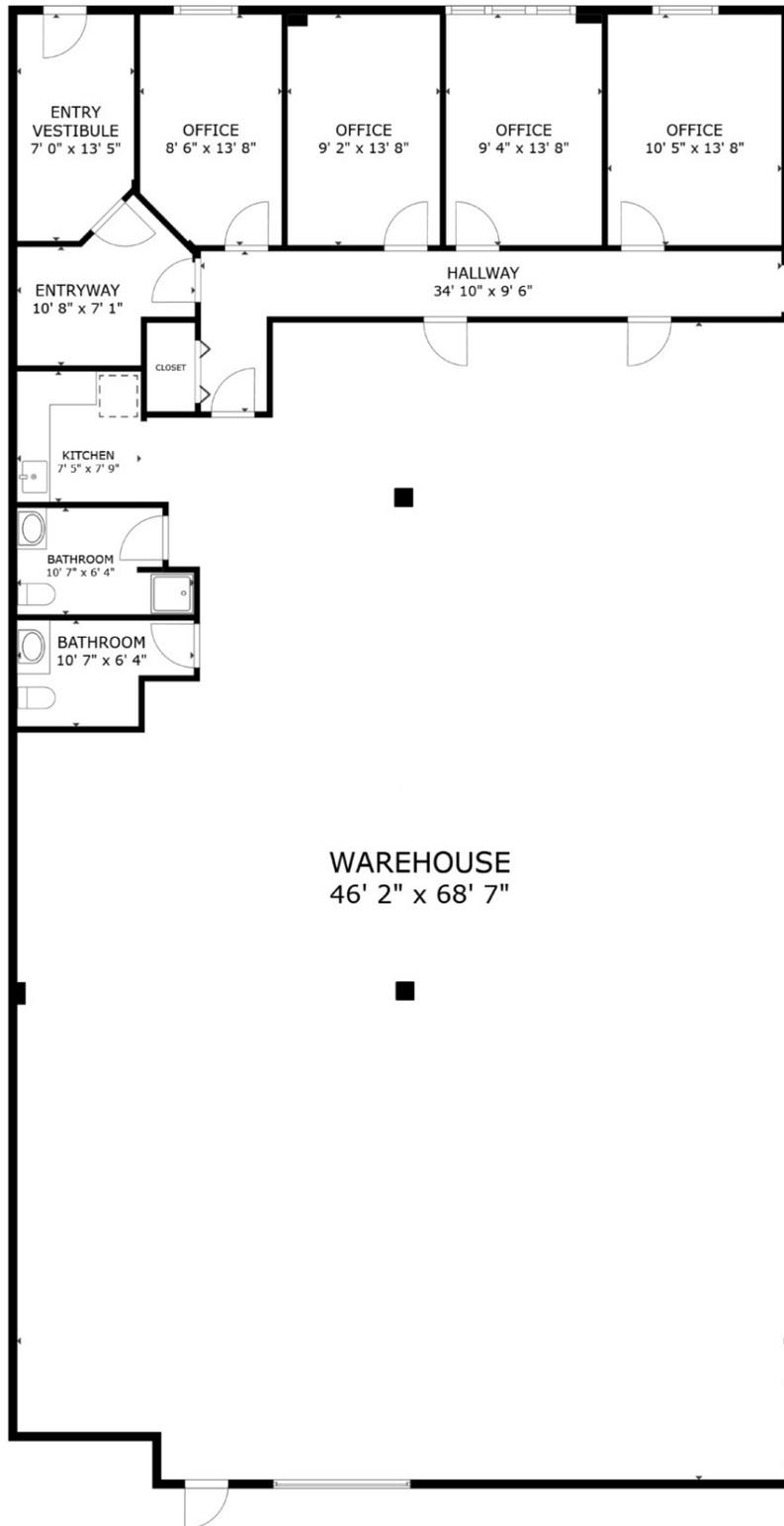
SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	LEASE TYPE	COMMENTS	VIRTUAL TOUR
273	5,192 SF	\$15.00 SF/yr	\$5.50 SF/yr	\$2.87 SF/yr	\$10,111	NNN	\$599,000	Virtual Tour
277	4,314 SF	\$15.00 SF/yr	\$5.50 SF/yr	\$2.87 SF/yr	\$8,401	NNN	\$500,000	Virtual Tour



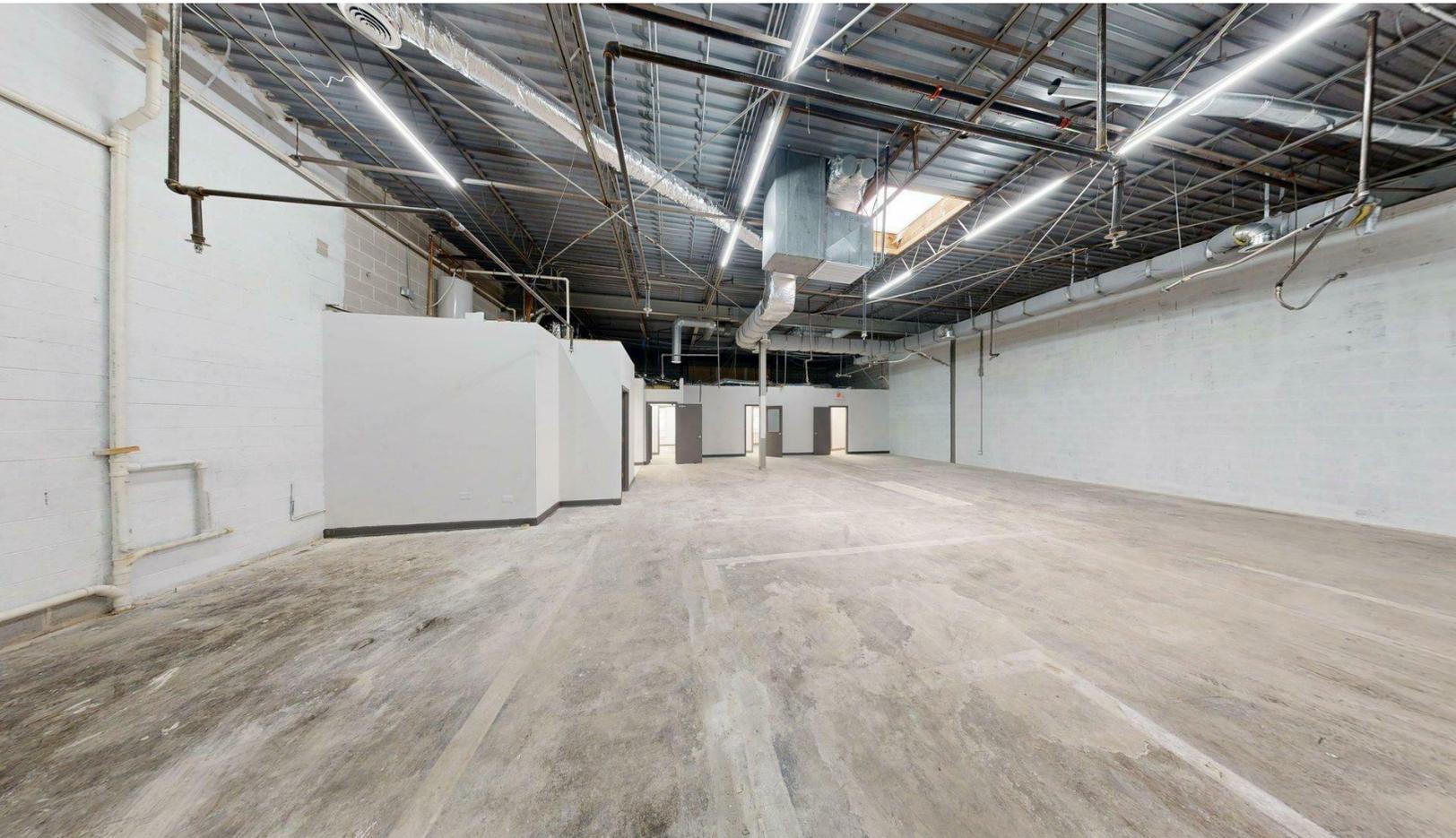


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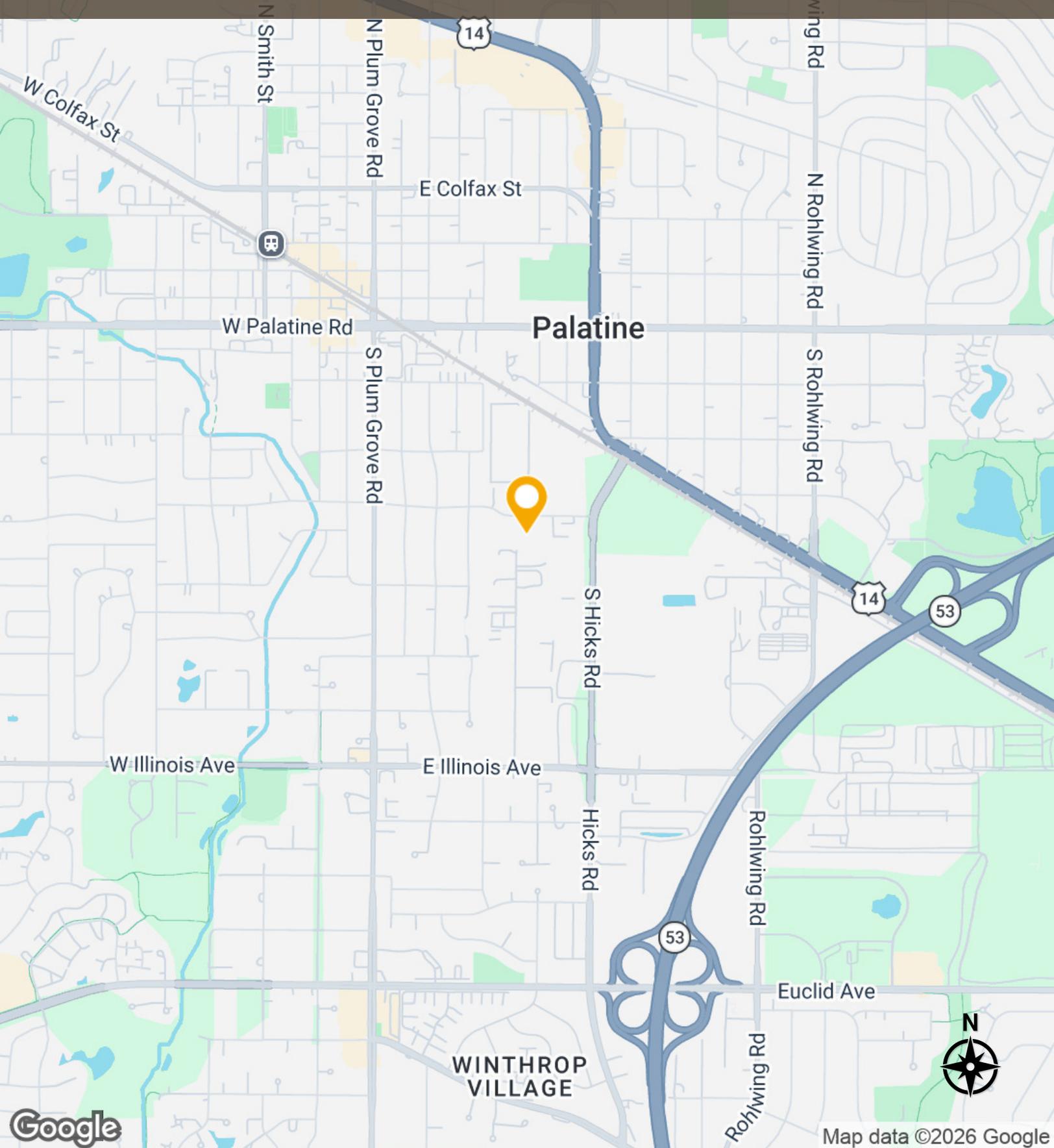




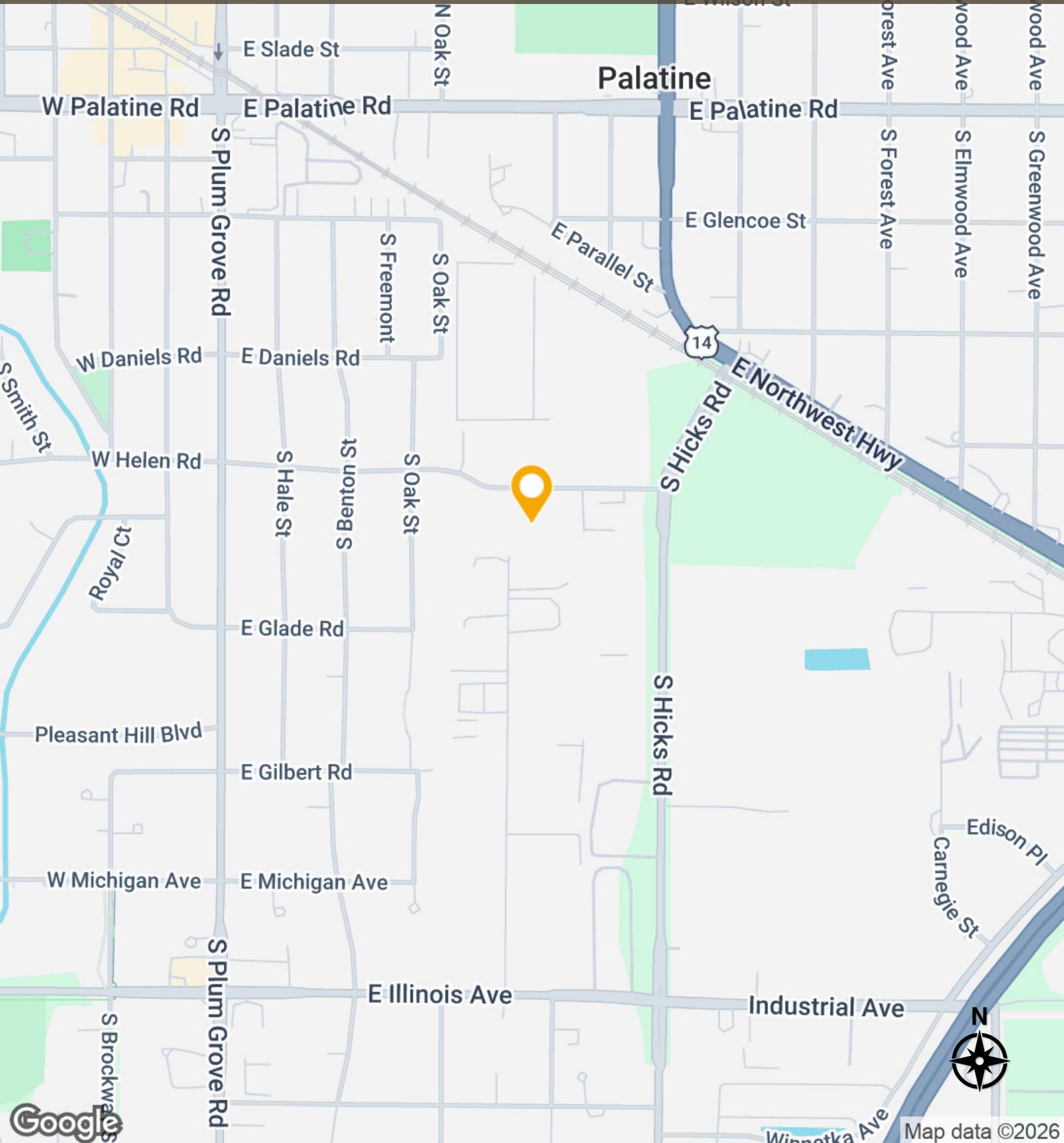
SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	COMMENTS	VIRTUAL TOUR
277	4,314 SF	\$15.00 SF/yr	\$5.50 SF/yr	\$2.87 SF/yr	\$8,401	\$500,000	Virtual Tour







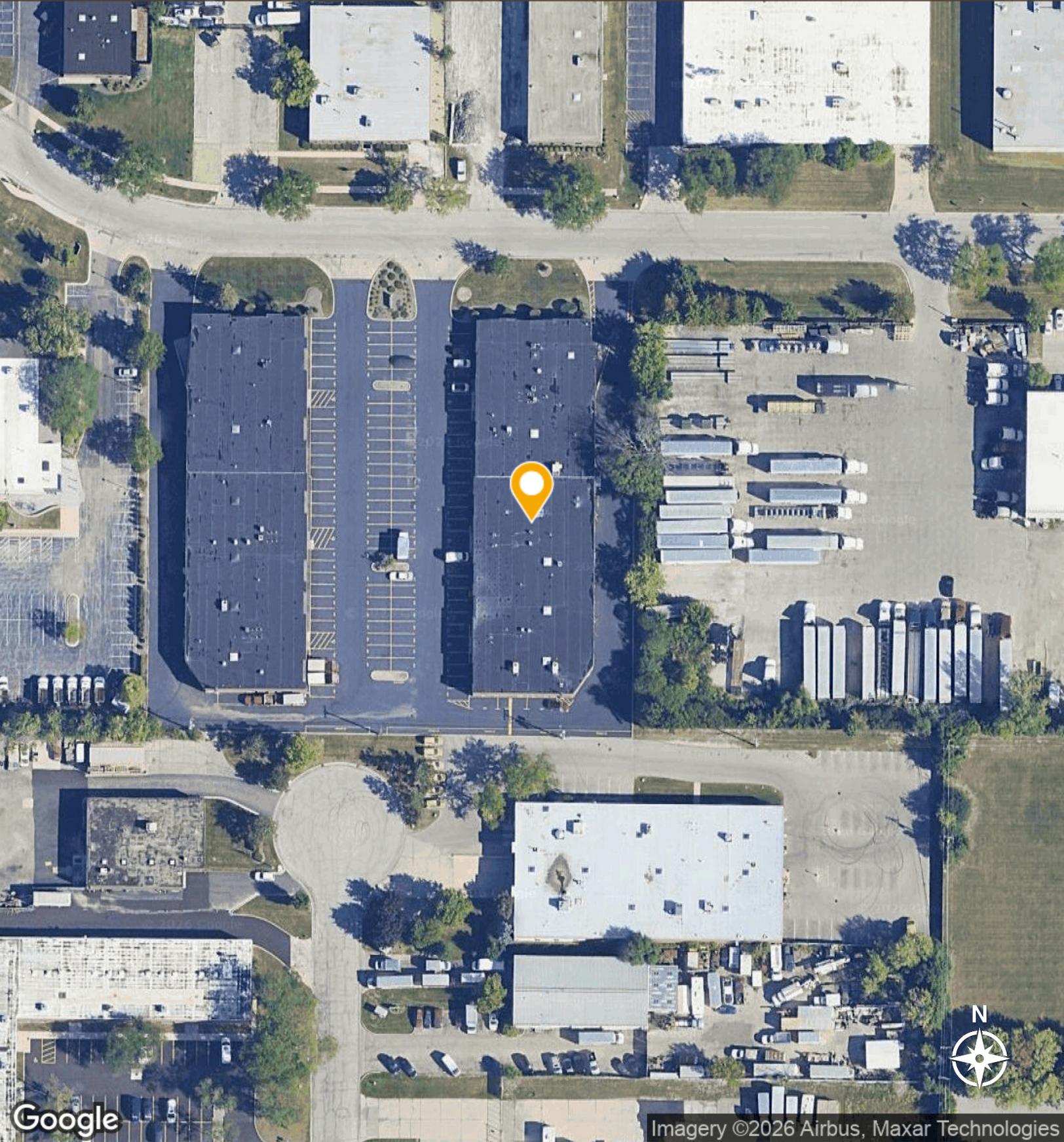
Location Map



Aerial Map

For Sale & Lease

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