

350

HOWARD AVE

Des Plaines, IL

 [CLICK FOR PROPERTY VIDEO](#)

34,780 SF
FOR SALE / LEASE

INDUSTRIAL | AVAILABLE



CAL PAYNE
Executive Vice President
+1 312 343 7707
calum.payne@cbre.com

GENNA OHRN
Transaction Manager
+1 708 415 5350
genna.ohrn@cbre.com



PROPERTY SPECIFICATIONS



**Building/
Available Size**
34,780 SF



Office Size
8,384 SF



Ceiling Height
14' clear



Loading
2 exterior docks
1 interior dock
1 drive-in door



Parking
81 car stalls
75% fenced and
secured



Power
1200a
@ 277/480v
3-phase



Real Estate Taxes
\$1.68 PSF (with 6B
— paid 2024)



**CAM/
Management Fee**
\$112 PSF



Insurance
\$0.14PSF



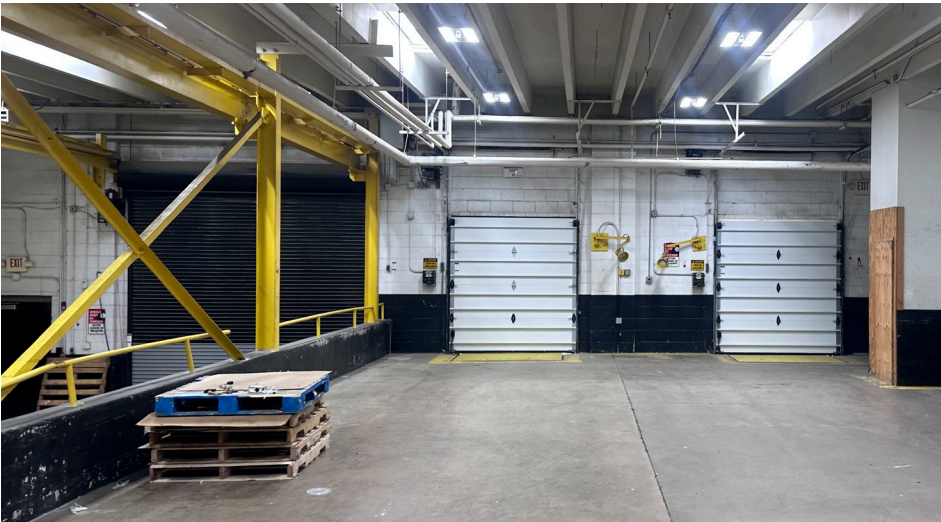
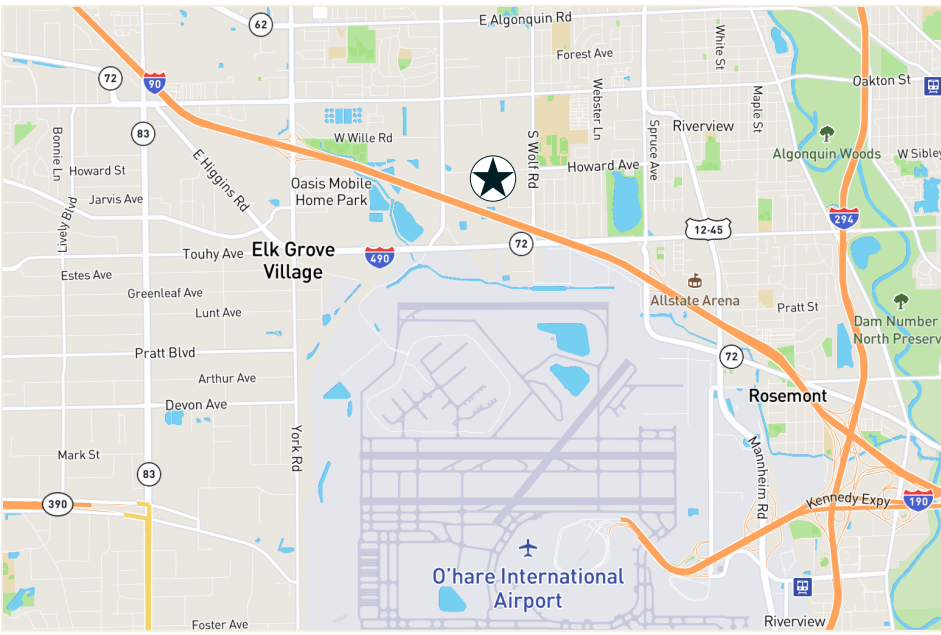
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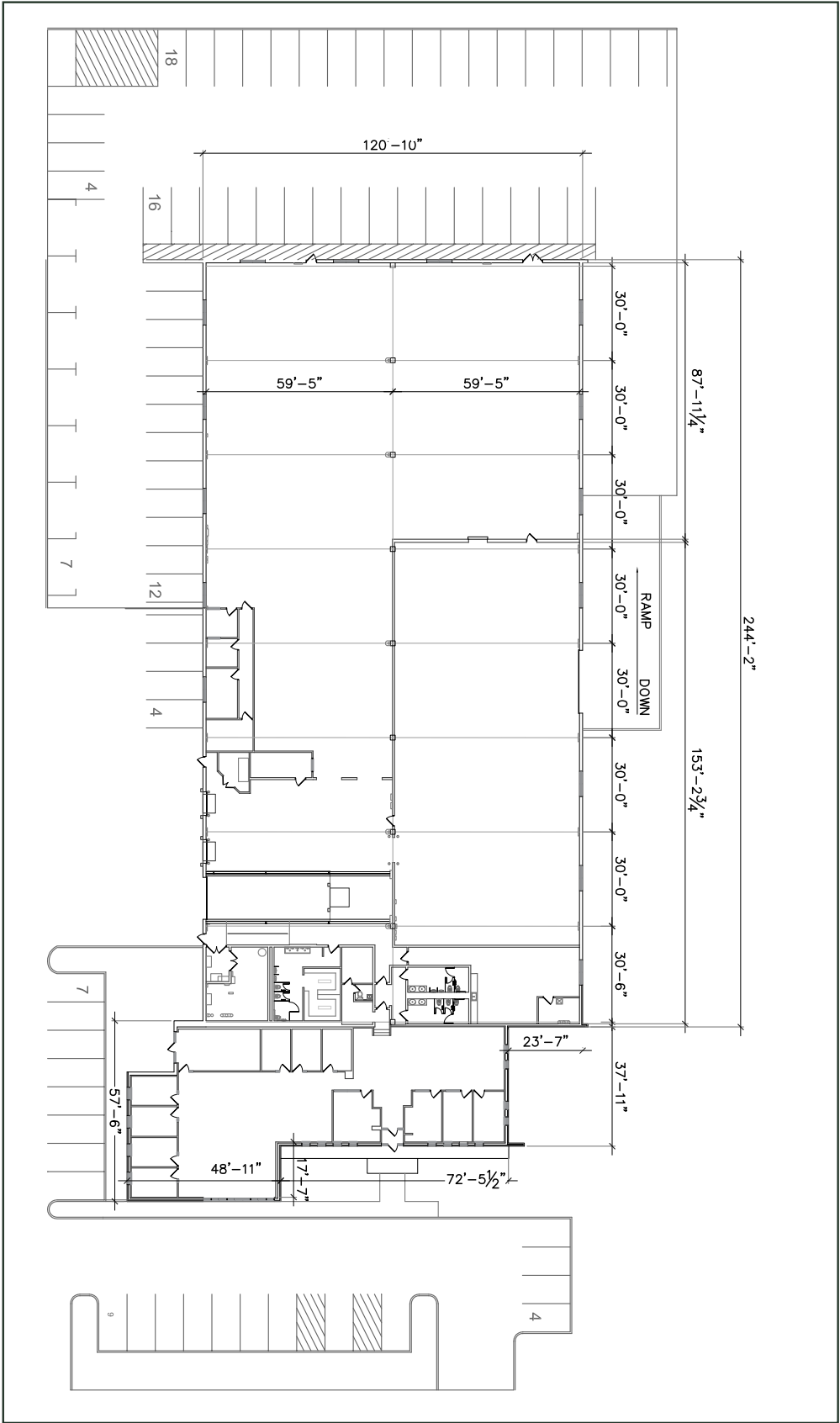
Asking Lease Rate
Subject to offer



Asking Sale Price
\$4,750,000



SITE PLAN



HIGHLIGHTS

- » Free-standing, single-tenant facility
- » Existing crane infrastructure with 2-ton capacity
- » Recently renovated office area with modern finishes
- » Secured parking lot for employee parking and overnight vehicle parking
- » Heavy power well distributed throughout facility (1200a @ 277/480v, 3 phase)



8,384 SF Office



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