

NEW PRICE REDUCTION

16,177 SF TRUCK MAINTENANCE FACILITY AVAILABLE FOR SALE OR LEASE IN O'HARE

2375 E. OAKTON STREET
ARLINGTON HEIGHTS, ILLINOIS



**CUSHMAN &
WAKEFIELD**

AN INVESTMENT BY

DSP

**DAYTON STREET
PARTNERS**

2375 EAST OAKTON STREET

ARLINGTON HEIGHTS, ILLINOIS

Property Features

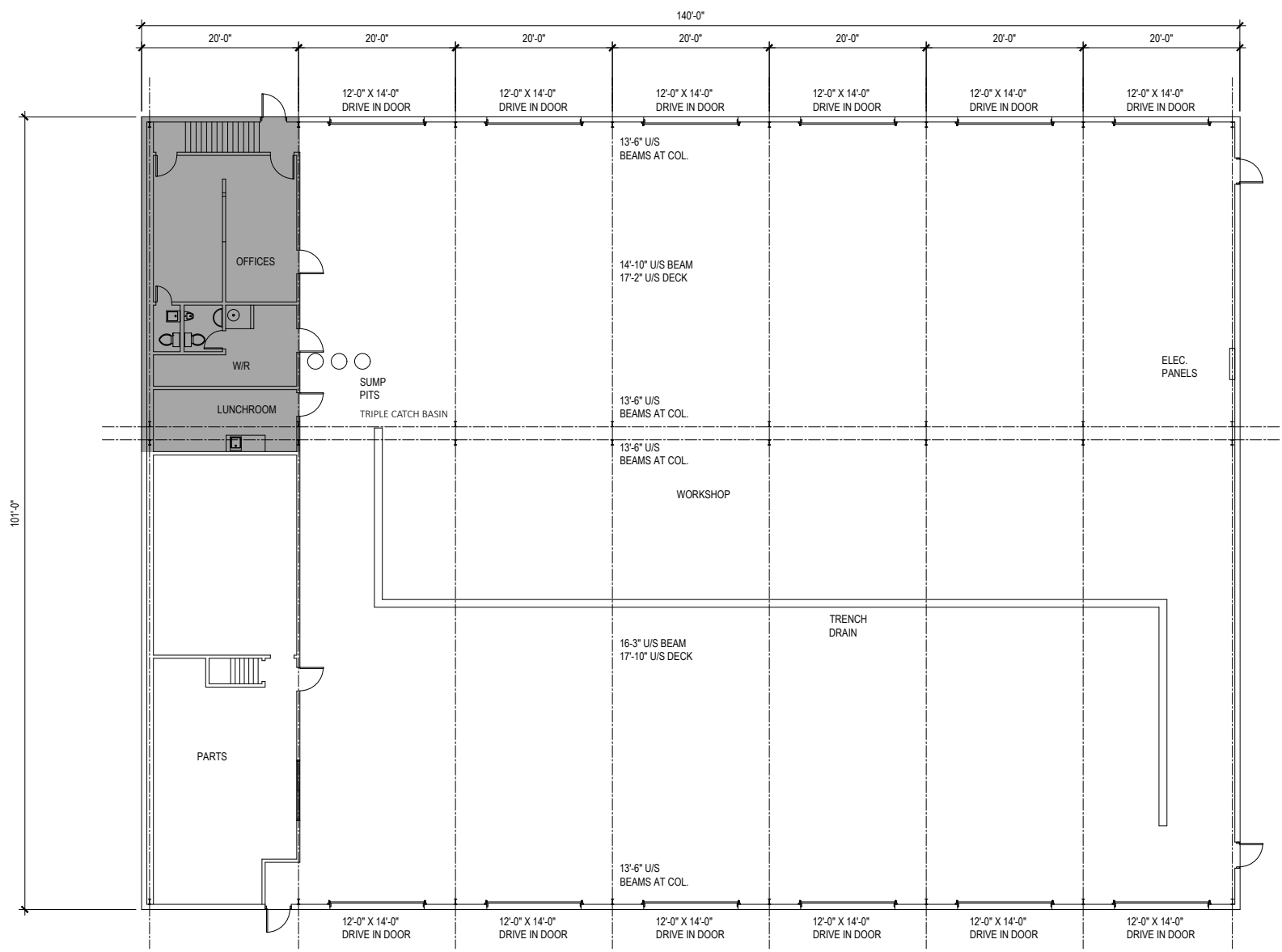
Available Size:	16,177 SF
Office Size:	1,288 SF
Land Size:	±1.57 Acres
Clear Height:	13'6" -16'3"
Loading:	12 Bays (6 Drive Through)
Trailer Parking:	19 Stalls (Expandable)
Power:	200 Amps @ 480 Volts
Operating Expenses:	\$6.50 PSF
Lease Rate:	\$23.00 PSF Net
Sale Price:	\$6,000,000 (\$370.90 PSF)
Building Improvements Completed:	• Update Office Areas • Paint, Repair and Replace Damages at Overhead Doors • Update Landscaping • New Wall & ADA Water Fountain • New Fire Alarm System • New Trailer Yard
Comments	• Immediate Access to I-90 via Elmhurst Road • Truck Maintenance Facility in O'Hare • Fully Fenced and Secure Lot • Floor Drains Throughout • Power and Airlines to Each Bay • Triple Catch Basin



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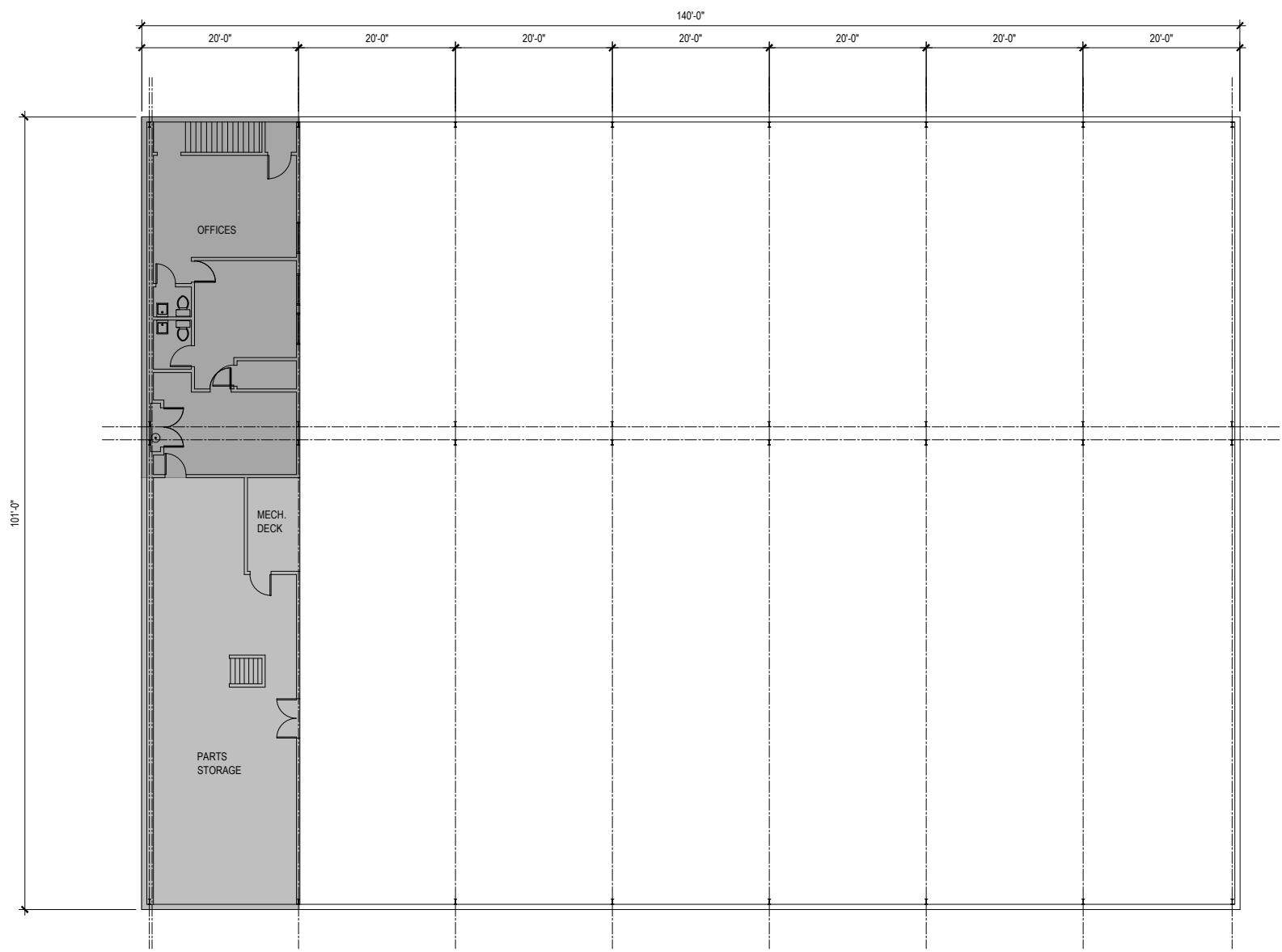
Main Floor



2375 EAST OAKTON STREET

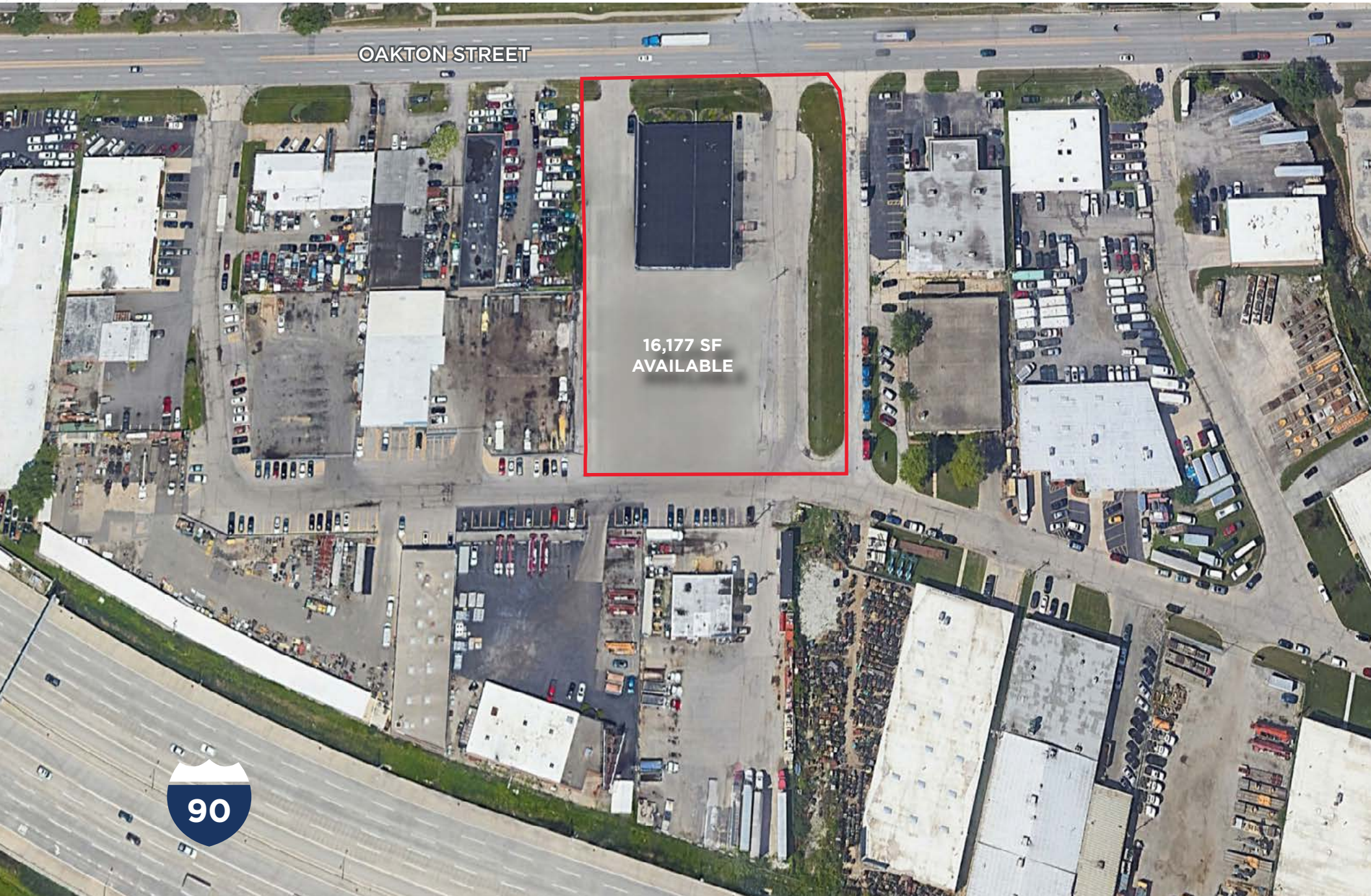
ARLINGTON HEIGHTS, ILLINOIS

Second Floor



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OAKTON STREET

16,177 SF
AVAILABLE

90

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FOR MORE INFORMATION, PLEASE CONTACT:

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