

2015

N Rand Road

FOR SALE \$6.5M ~~\$7.495M~~

±53,000 SF BUILDING ±5.0 ACRE SITE

Additional ±1.51 Acres with Adjacent Shopping
Center Parcel for Combined ±6.51 Acres

Price
Reduced



2015 N RAND ROAD, PALATINE, IL 60074



**CUSHMAN &
WAKEFIELD**

2015

N Rand Road

ACCESS MEETS OPPORTUNITY

Located within one of the Chicago suburbs' most active commercial corridors, 2015 North Rand Road in Palatine is a high visibility property situated along Rand Road (US Highway 12). The property consists of a high-image $\pm 53,000$ -square-foot, multi-story building on ± 5.0 acres, with the ability to expand to ± 6.51 acres via the acquisition of the adjacent shopping center parcel (same owner). This presents a unique opportunity for future building or parking expansion, or to assemble a larger footprint for a comprehensive redevelopment. 2015 N Rand Road also sits at the center of a robust commercial corridor that draws consumers from all around the region.



PROPERTY HIGHLIGHTS

- » Modern, multi-story building on ± 5.0 acres
- » Opportunity to expand land site via an available adjacent ± 1.51 acres (2001 N Rand) for a total ± 6.51 acres
- » Showroom, service, office and storage areas
- » Potential to add 6 drive-through bays for truck maintenance, truck repair, or fleet maintenance uses
- » Ideal retail and/or truck repair maintenance facility
- » Flexible PUD zoning supports a diversity of commercial businesses, including auto dealerships, specialty groceries, medtail, and sports and F&B entertainment

LOCATION

- » Strong retail/commercial area with a concentration of automotive businesses, and surrounded by established national and regional brands that consistently draw both consumer and vehicle traffic
- » Area demographics and steady traffic are attractive to many businesses, including expanding anchor retailers, sports/F&B entertainment, medtail and automotive
- » Immediate access to Rand Road (US Hwy 12)
- » Broad labor force with strong participation in manufacturing, healthcare, education and retail
- » Abundant local amenities

2015

N Rand Road

PROPERTY SPECIFICATIONS

PROPERTY

Site Area:	±5.0 acres » Expandable to ±6.51 acres » Opportunity to purchase adjacent ±1.51-acre site (2001 North Rand Road)
Zoning:	Planned Unit Development (PUD); City of Palatine
Parking:	Up to 283 spaces
Access:	» North Rand Road (US Highway 12) » 2 points of ingress/egress
Signage:	» 3 double-faced signs on N Rand Road (28,993 VPD)

EXISTING BUILDING

Total Building:	±53,000 SF; 2 stories + basement
Construction:	Steel / masonry
Year Built:	2010
Ceiling Height:	±12' - 24'
Sprinkler System:	Fully sprinklered
HVAC:	Fully air conditioned throughout
First Floor:	±29,382 SF total: » ±14,833 SF showroom; 24' clear » ±5,763 SF parts shop / offices » ±8,236 SF service area; 12' clear
Second Floor:	±9,168 SF office area
Basement:	±15,000 SF storage area



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N Rand Road

SITE

2015 N Rand Road features a $\pm 53,000$ -square-foot building situated on a ± 5.0 -acre site, offering a fully paved yard with parking capacity for up to 283 vehicles. The neighboring parcel, 2001 N Rand Road, a 15,800-square-foot strip mall on ± 1.51 acres (same owner) is also available, presenting the opportunity to expand to a combined ± 6.51 -acre site. This added space enhances the property's overall value and functionality, supporting parking, operations, and future expansion. Its flexibility makes it an attractive option for investors and businesses seeking to accommodate evolving operational needs.

SITE PARCEL

- » 2015 N Rand Road = ± 5.0 acres
 $\pm 53,000$ SF service/showroom/office building
- » Zoned PUD; City of Palatine

POTENTIAL EXPANSION

- » Adjacent 2001 N Rand Road = 15,800 SF strip mall on ± 1.51 acres (same owner)
 - Potential parking or building expansion area
- » Potential New Combined Site = ± 6.51 acres
- » Flexibility to support business growth and changing needs without requiring relocation
- » Scalability for a variety of uses



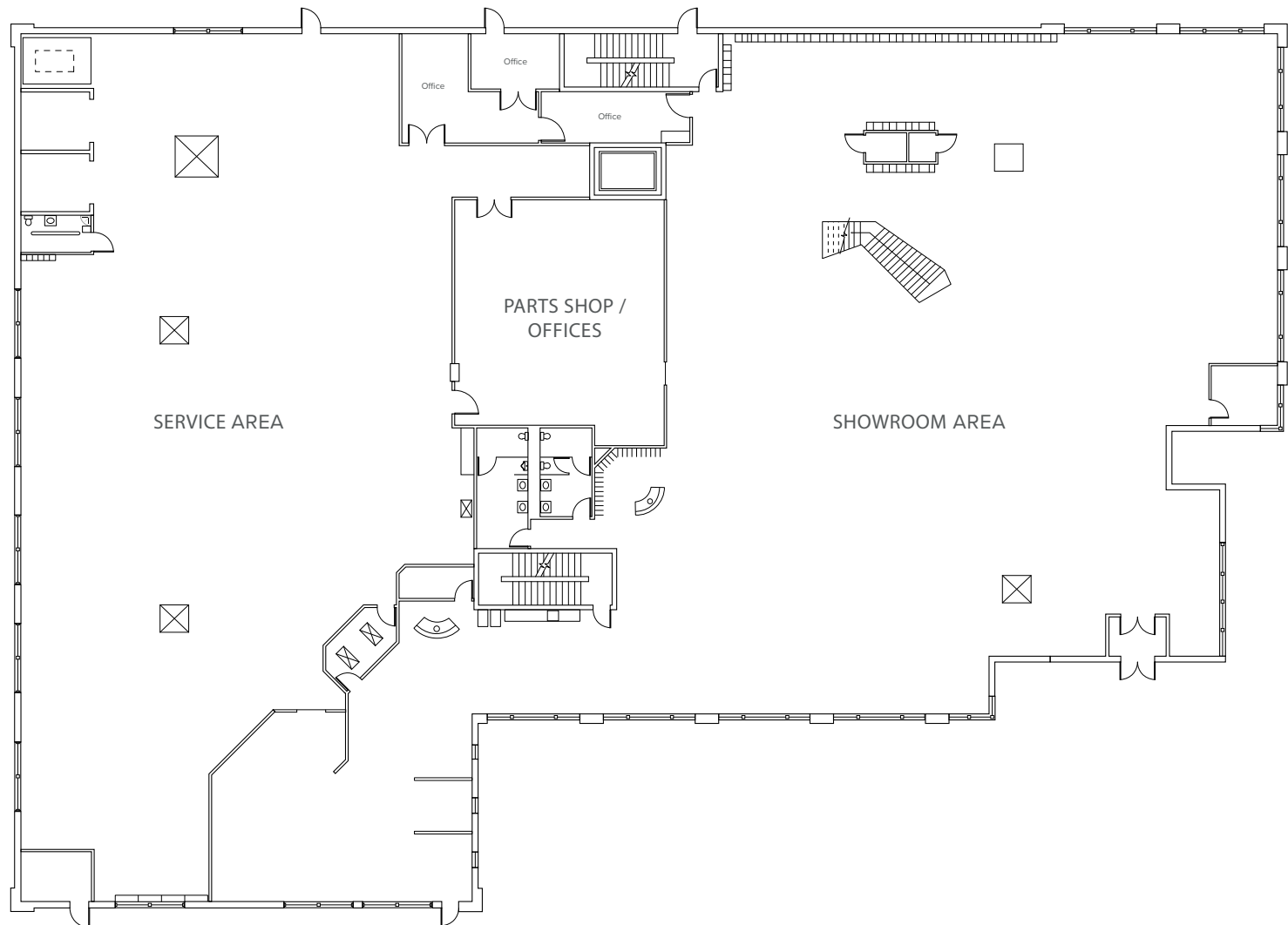
2015

N Rand Road

FLOOR PLAN — EXISTING BUILDING

FLOOR 1: ±29,382 SF

- » ±14,833 SF showroom (24' clear)
- » ±5,763 SF offices and parts areas
- » ±8,236 SF service area (12' clear)



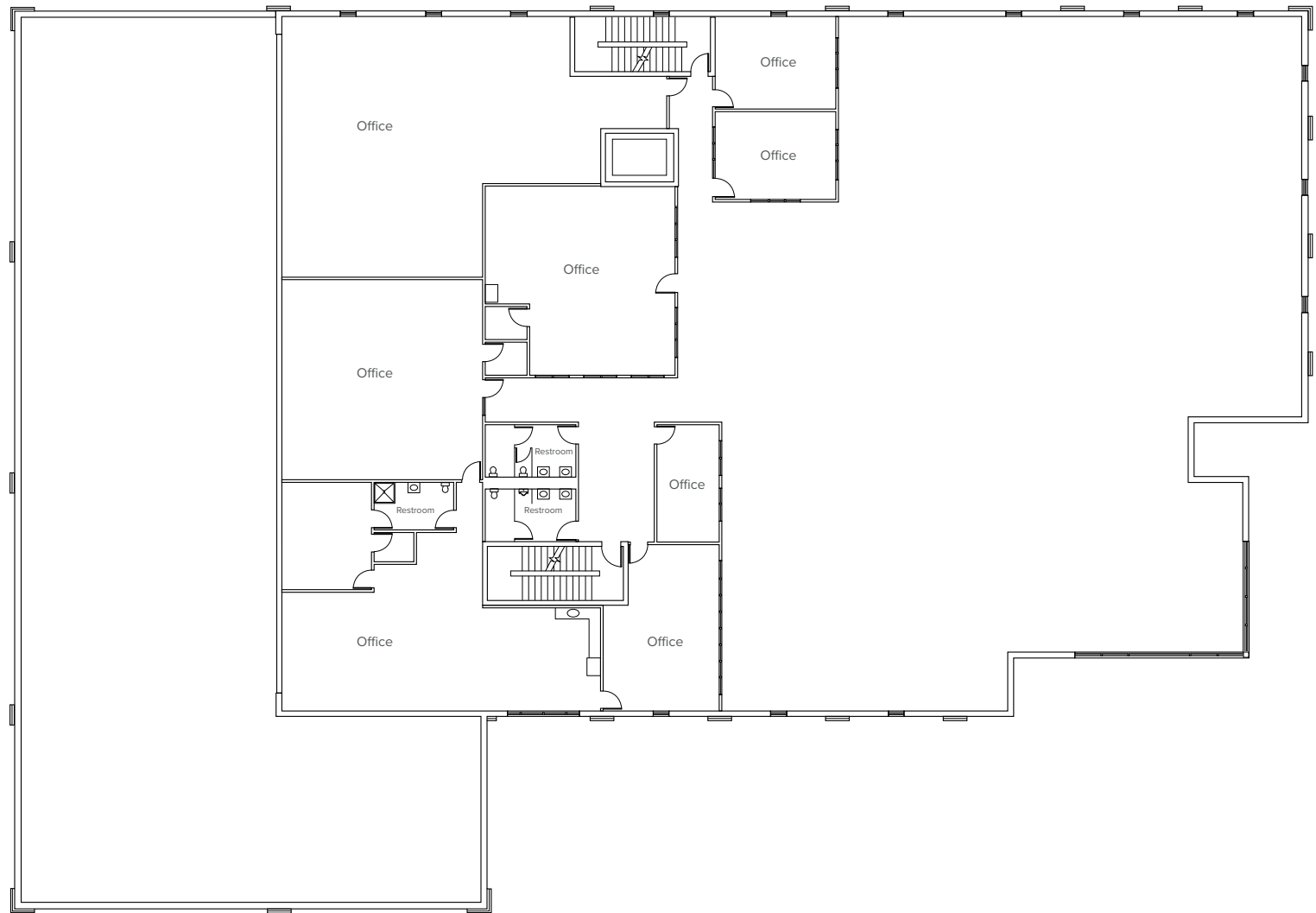
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N Rand Road

FLOOR PLAN — EXISTING BUILDING

FLOOR 2: ±9,168 SF

» Office space



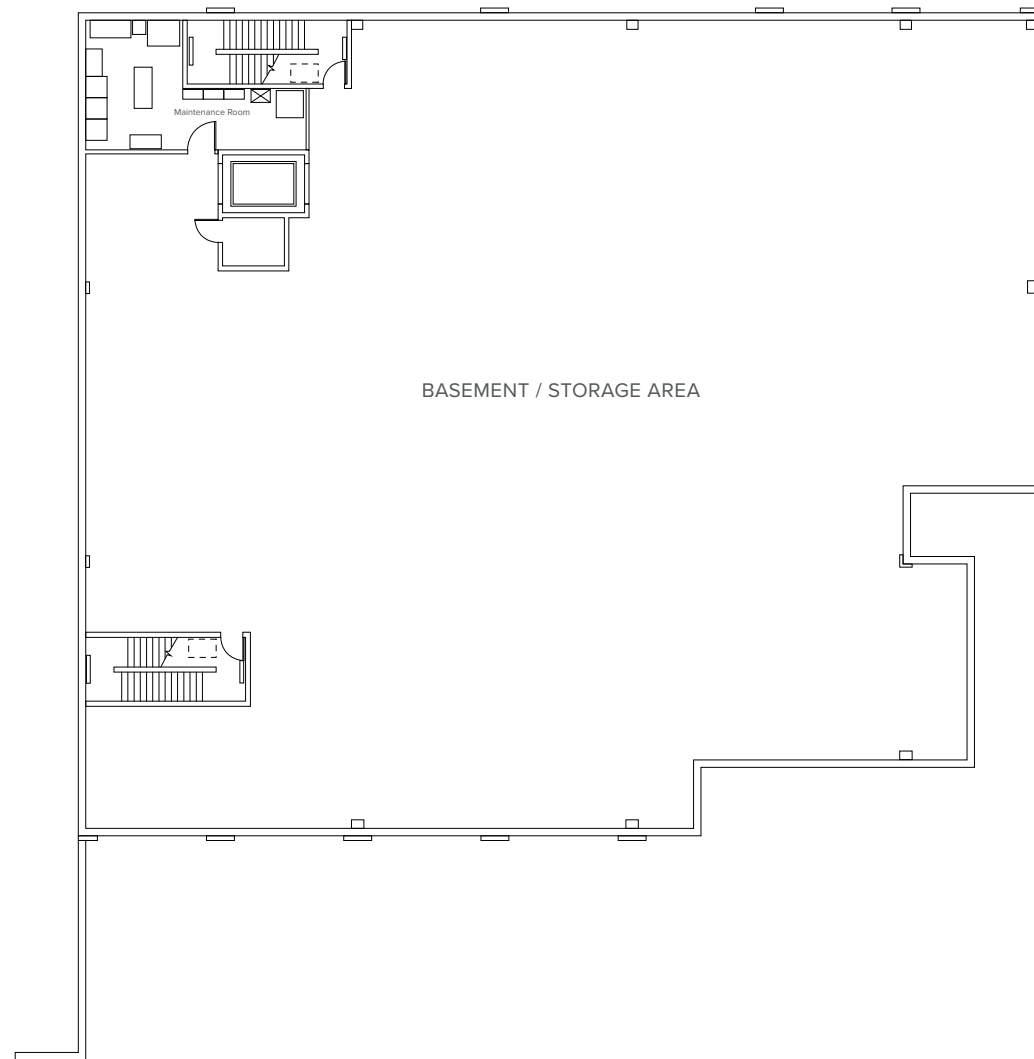
2015

N Rand Road

FLOOR PLAN — EXISTING BUILDING

BASEMENT: ±15,000 SF

- » Basement / storage area
- » 12' ceilings
- » Freight elevator



2015

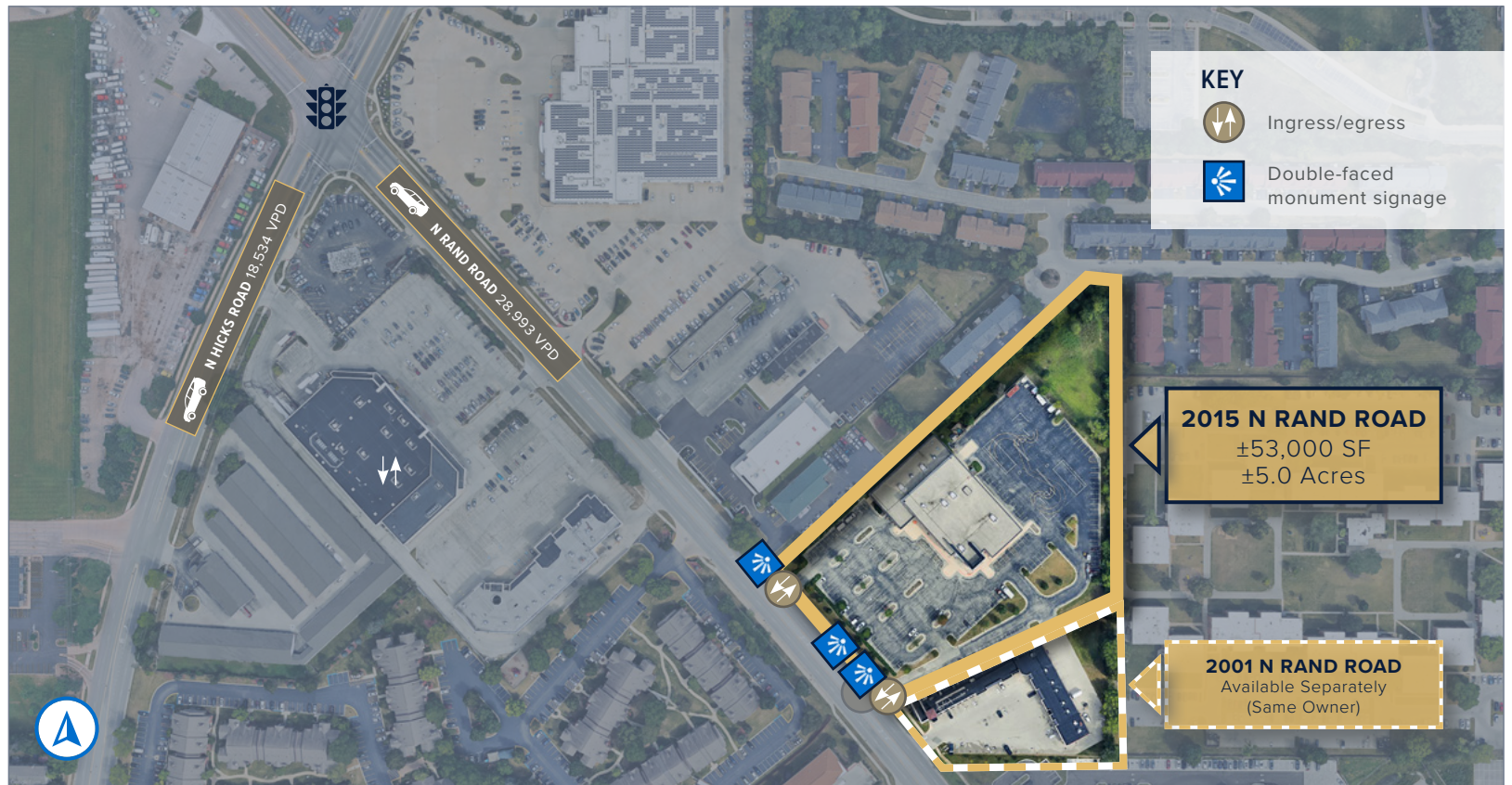
N Rand Road

HIGH VISIBILITY LOCATION WITH IMMEDIATE ACCESS

2015 N Rand Road benefits from exceptional exposure as it fronts a high traffic, major arterial route (US Highway 12), and the property is at the heart of the established Rand Road commercial corridor. The locale draws from the immediate Palatine area as well as surrounding suburbs and the broader region.

LOCATION

- » Situated in a thriving retail and automotive district
- » Variety of retail, service and dining businesses attract steady flow of consumers and traffic (28,993 VPD on Rand Road/US Highway 12)
- » Immediate access to Rand Road (US-Hwy 12)
- » Draws from Palatine and the surrounding communities including Kildeer, Long Grove, Buffalo Grove, Arlington Heights, Inverness, Barrington and Lake Zurich
- » PUD – City of Palatine; allows for greater flexibility and creativity in land development/usage



2015

N Rand Road

ESTABLISHED RETAIL/COMMERCIAL LOCATION



DEER GROVE CENTRE



2001 N RAND ROAD

15,800 SF Retail Strip Center
±1.51 Acres Available Separately
for Purchase (Same Owner)

RAND GROVE
VILLAGE APTS
212 UNITS

2015 N RAND ROAD

±53,000 SF
±5.0 Acres

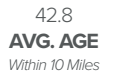
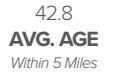
Signage: 3 double-
faced monuments

N RAND ROAD (US-12)
28,993 VPD



N Rand Road

2015 N Rand Road is located within Palatine, Illinois, a thriving suburb that boasts excellent connectivity to Chicago's affluent northwest area. The property is accessible directly from U.S. Highway 12, a major arterial route linked to the region's road network. The location is a proven site for successful commercial/retail businesses.



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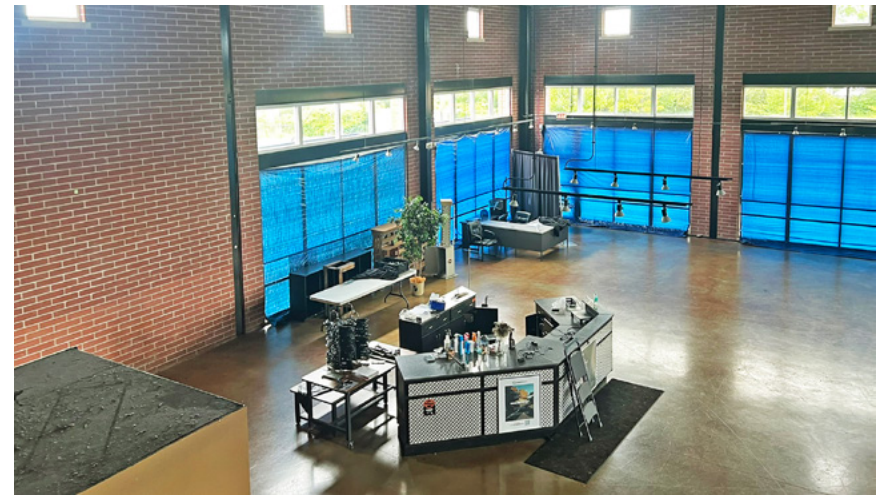
MAJOR AREA RETAIL

2015 N Rand Road is positioned within the high-traffic Rand Road commercial and retail corridor, attracting consumers from Palatine, neighboring communities, and the wider region. The property is surrounded by a strong concentration of automotive dealerships—such as VW, Subaru, Mazda, and Toyota—alongside major retailers like Target and Home Depot, multiple grocery stores, and a wide variety of dining and retail options.



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FOR MORE INFORMATION ON 2015 N RAND ROAD, PLEASE CONTACT:

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