

# NGC

Northwest  
Gateway Center

**3625 NORTH WILKE &**

**3600 NORTH KENNICOTT**

**IN ARLINGTON HEIGHTS**



**DISTRIBUTION  
REIMAGINED**

*454,503 SF of versatile industrial,  
showroom and office space, positioned  
for optimal distribution.*

**CBRE**

 **RIDGELINE**  
PROPERTY GROUP

# UNIQUELY POSITIONED FOR SPEED TO MARKET

## EXCEPTIONAL HIGHWAY ACCESSIBILITY

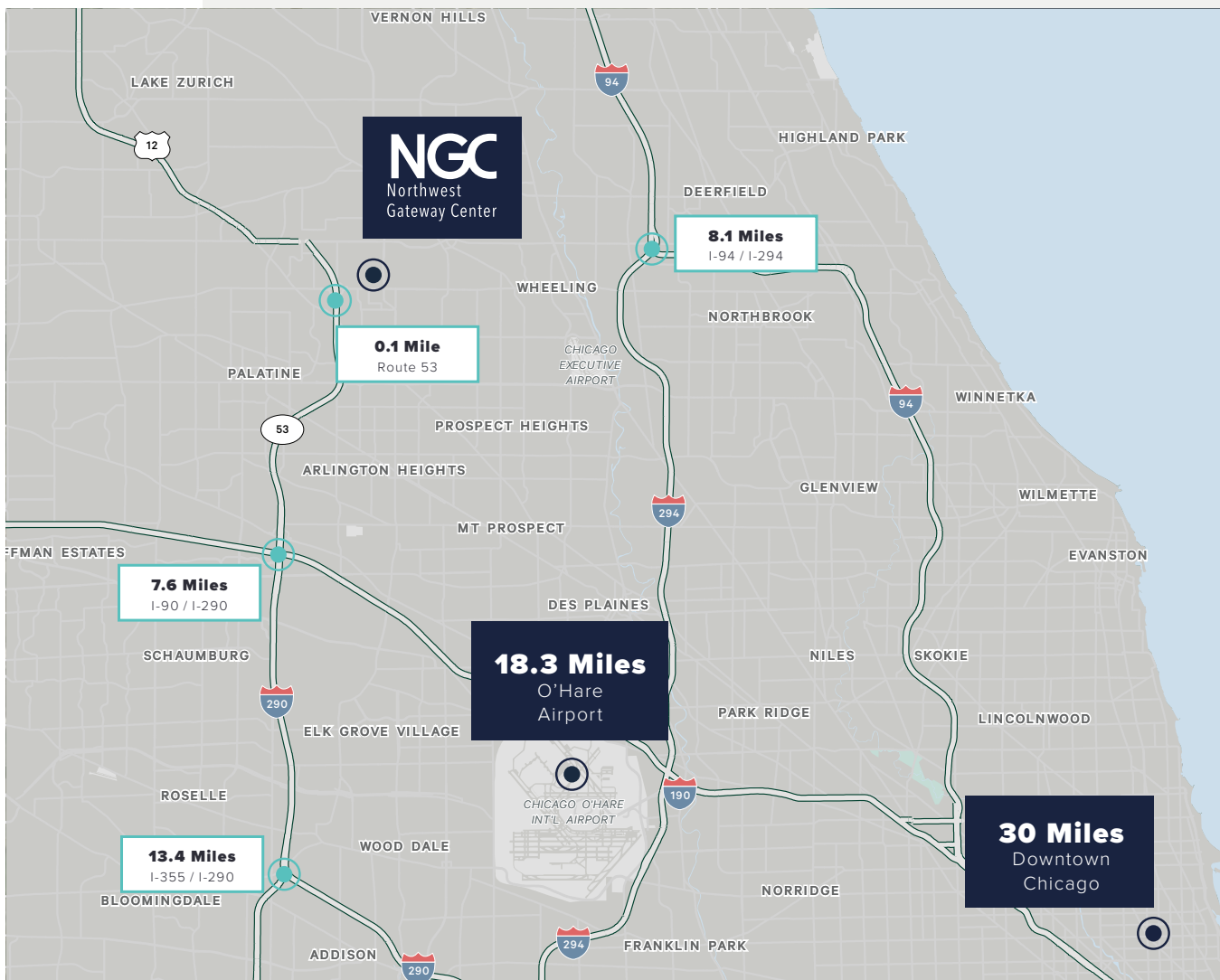
Located on a 4-way interchange at Highway 53 & Dundee Road, and 7.6 Miles from the intersection of I-290 and I-90

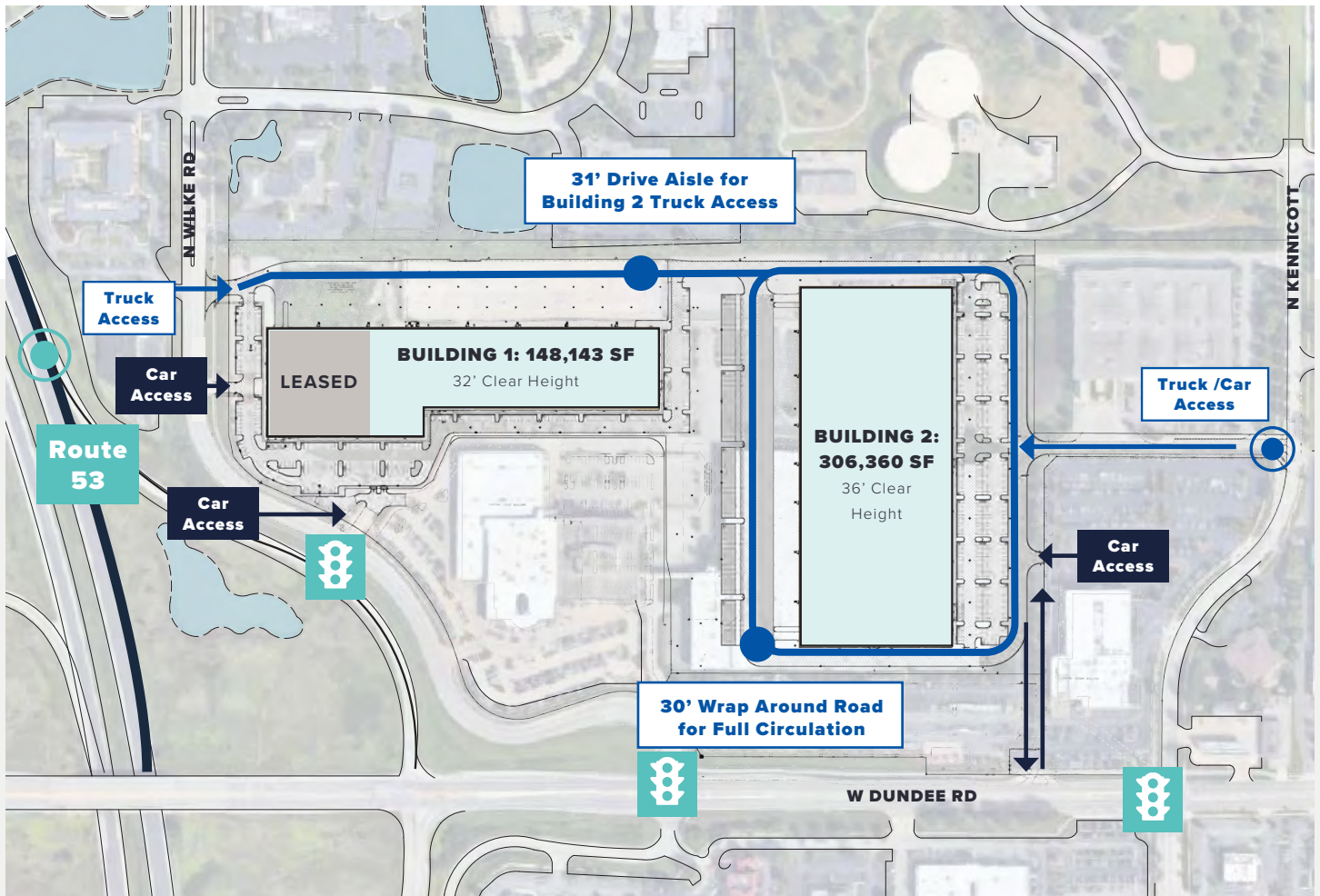
## PROVEN LAST MILE DISTRIBUTION MARKET

Near two Amazon last mile delivery stations and a US Postal Service regional distribution center

## MAJOR AIRPORT PROXIMITY

Just a 20 minute drive from Northwest Gateway Center to O'Hare Airport





## DESIGNED FOR MAXIMUM ACCESSIBILITY AND VISIBILITY

### **SUPERIOR SITE ACCESS**

Three lighted intersections and five access points to the site

### **HIGH AMENITY DESIGN**

Above standard car parking for heavy office users and trailer parking for distribution users

### **GREAT VISIBILITY**

Visible from Highway 53, ideal for showroom space

### **INCENTIVES**

Class 6B real estate tax incentive in place

**454,503 SF**

Total Availability

**148,143 SF**

Building 1

**306,360 SF**

Building 2

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## BUILDING 1: 148,143 SF

### SPECS

**Size:** 148,143 SF (divisible)

**Clear Height:** 32'

**Car Parking:** 278 stalls

**Power:** 2,000 Amp, 277/480 volt,  
3PH electrical service

**Parking Ratio:** 1.35/1,000

**Dock Positions:** 42

**Bay Size:** 54' x 50' with  
60' speed bay

**Lighting:** LED

**Fire Protection:** ESFR

**Lease Rate:** STO



### FEATURES

- > Three access points, one with traffic signal
- > Abundant employee and guest parking
- > High image glass facade entryways
- > Flexible layout from 50,000 SF to 150,00 SF
- > 156' truck court depth with truck drive aisle
- > Class 6B real estate tax incentive in place
- > Expressway visibility on I-53

**MIKE SEDJO**

+1 847 269 8883  
mike.sedjo@cbre.com

**BEN DICKEY**

+1 224 465 3468  
ben.dickey@cbre.com

**JOHN HAMILTON**

+1 312 405 5656  
john.hamilton@cbre.com

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# 3625 N WILKE ROAD ARLINGTON HEIGHTS

**BUILDING**

**SITE PLAN**



**SPEC OFFICE**

# NGC

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## BUILDING 2: 306,360 SF

### SPECS

**Size:** 306,360 SF (divisible)

**Clear Height:** 36'

**Car Parking:** 311

**Parking Ratio:** 1.01/1,000

**Trailer Stalls:** 65

**Dock Positions:** 51

**Drive-in Doors:** 2

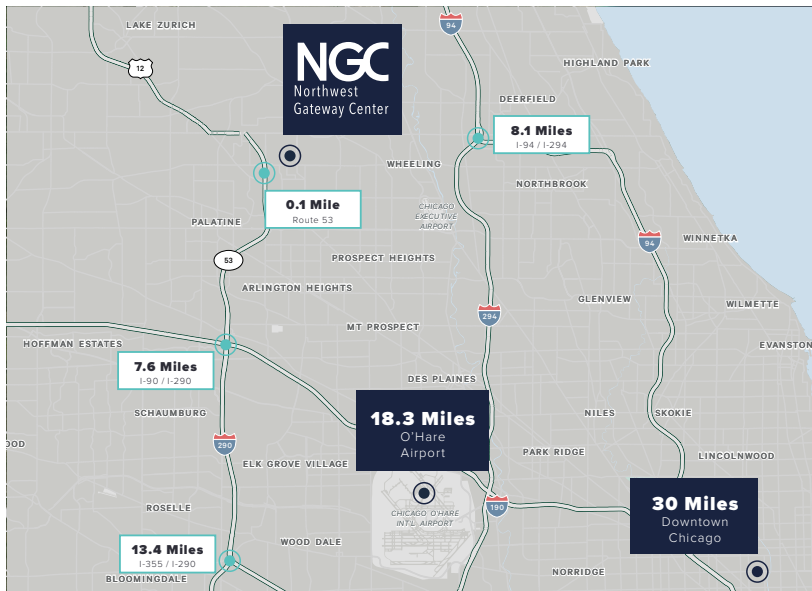
**Power:** 2,000 Amp, 277/480  
volt, 3PH electrical service

**Lighting:** LED

**Fire Protection:** ESFR

**Lease Rate:** STO

**Bay Size:** 54' x 50' with a  
60' speed bay



### FEATURES

- > Full building circulation with 30'- wide wrap-around road
- > Two points of access for trucks (Kennicott Avenue and truck drive aisle to Wilke Road)
- > Two trays of front car parking for institutional office atmosphere
- > Right-in / Right-out direct car access to Dundee
- > Exceptional design for e-commerce and distribution
- > Class 6B real estate tax incentive in place
- > High image glass façade entryways
- > 185' truck court with 65 trailer stalls for maximum distribution

**MIKE SEDJO**

+1 847 269 8883  
mike.sedjo@cbre.com

**BEN DICKEY**

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ben.dickey@cbre.com

**JOHN HAMILTON**

+1 312 405 5656  
john.hamilton@cbre.com

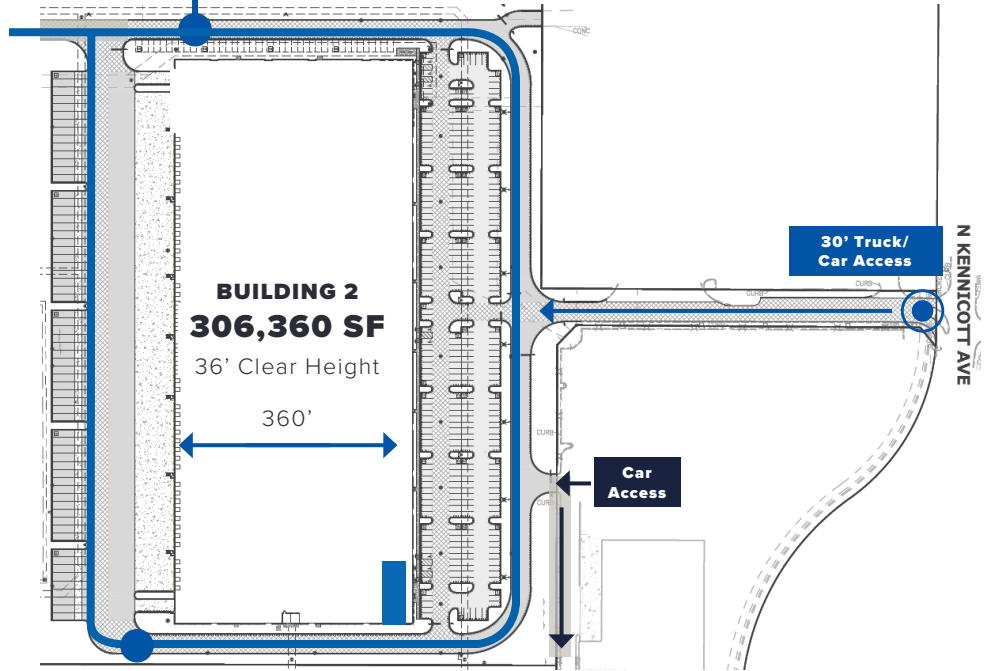
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# 3600 N KENNICOTT AVENUE ARLINGTON HEIGHTS

## BUILDING

31' Drive Aisle for Building 2 Truck Access to Wilke Road



**BUILDING 2**  
**306,360 SF**

36' Clear Height

360'

Car Access

30' Wrap Around Road for Full Circulation

W DUNDEE RD

**SITE PLAN**

WELCOME / COLLAB ZONE

14'-9" X 10'-5"

VESTIBULE

9'-7" X 8'-0"

OPEN OFFICE

61'-2" X 31'-0"

**3,095 SF**

UNISEX RESTROOM

7'-8" - 8'-0"

UNISEX RESTROOM

7'-8" - 8'-0"

UNISEX RESTROOM

7'-8" - 8'-0"

UNISEX RESTROOM

7'-8" - 8'-0"

BREAK AREA

23'-0" X 18'-0"

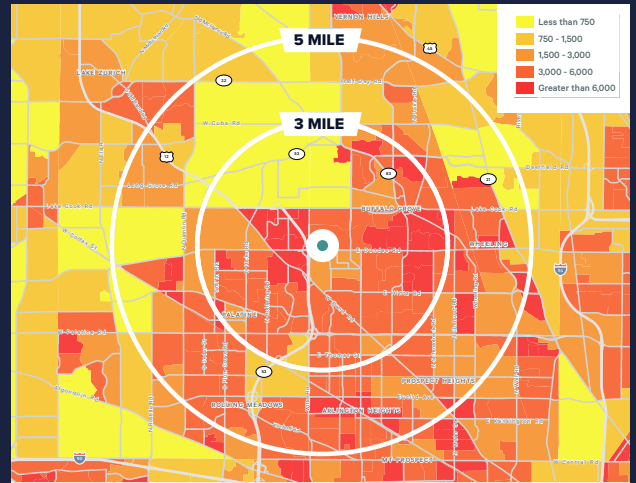
KEYPLAN



**SPEC OFFICE**

**DENSE POPULATION,  
CLOSE TO EXECUTIVE  
HOUSING & STRONG  
LABOR POOL**

Within a 5-mile radius, the estimated population count is 291,735 of which 11.40% work in manufacturing and production industries.



**AMENITY RICH LOCATION**



Set along the retail corridor of Dundee Road, Northwest Gateway Center is flanked by major retailers, dining options and more to cater to employee convenience.

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