

2 train stops from new Bears stadium

Northwest Highway
Metra Cumberland Station

Golf Road

LAND FOR SALE

PROPERTY OVERVIEW

Available Land (Acres)	6.49
PINs	09-07-316-001-0000 09-18-200-008-0000 09-18-200-009-0000
RE Taxes (2023)	\$55,506.74
Incentive	6B possible
Zoning	Current C3.
Sale Price	\$4.5 million
Price per acre	\$693,374
Price per SF	\$15.90 psf



Strong labor pool of all classes



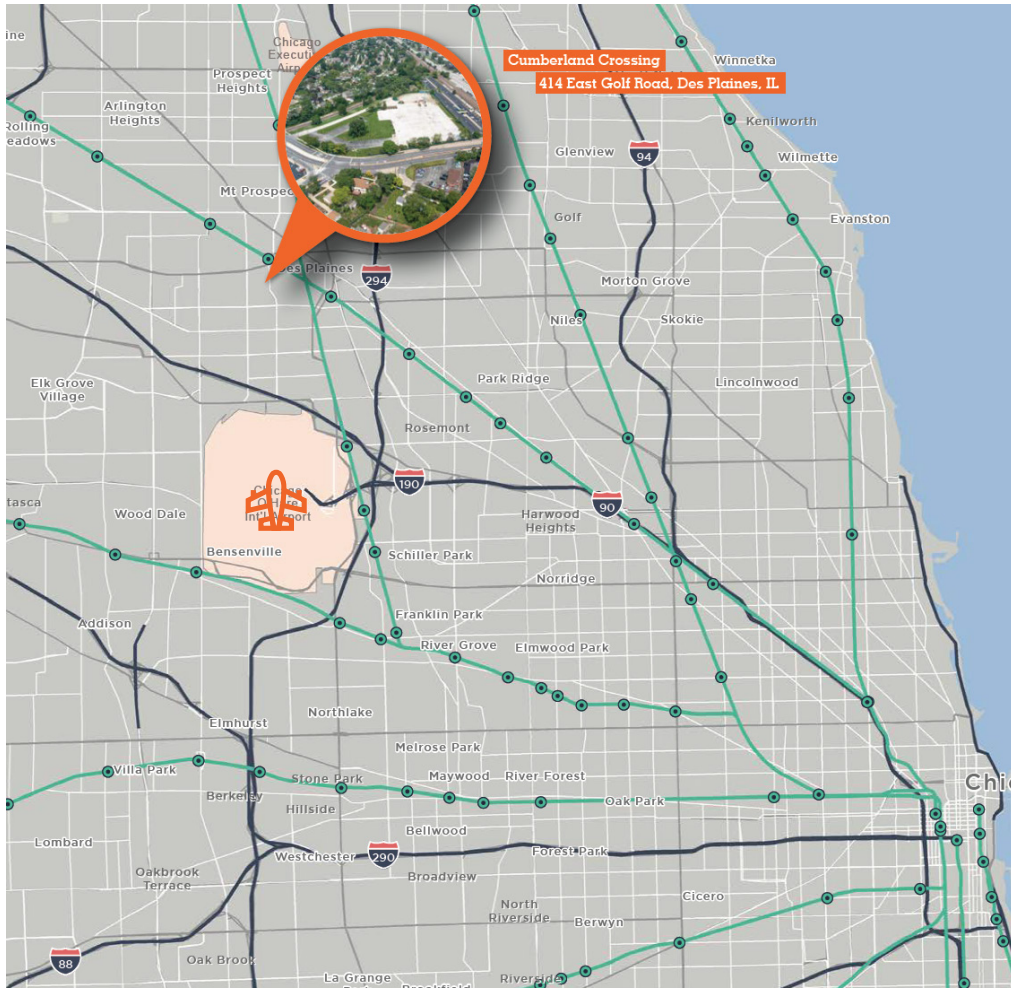
Electric



Water / Sewer



Gas



LOCATION OVERVIEW



Rare infill site ideal for industrial speculative development or build-to-suit



Excellent access to I-90, O'Hare, and CBD



30K cars per day



Transit oriented location



15 min drive to O'Hare



Heart of metropolitan
expressway system



Adjacent to Metra
Cumberland Station.

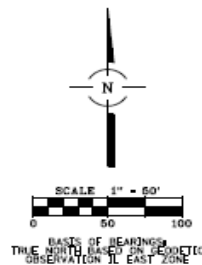
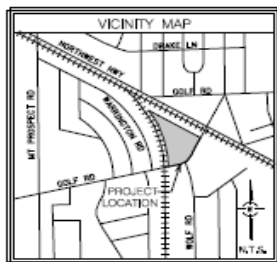
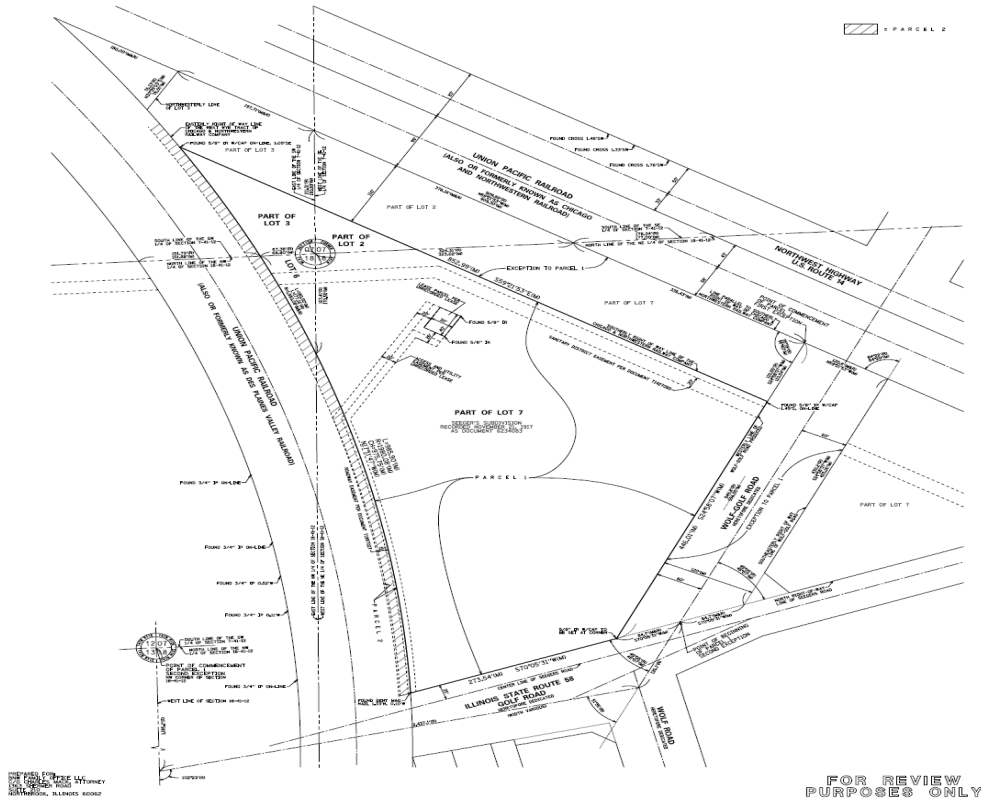
**For further
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A.L.T.A./N.S.P.S. LAND TITLE SURVEY



ZONING DESCRIPTION & USES

Des Plaines would consider reverting to M2.

M2: designation stands for General Manufacturing District. This zoning district is intended to accommodate a variety of industrial uses, including light and heavy manufacturing, warehousing, and related office and institutional uses. It also allows for uses like auto repair, breweries, commercial storage, and food processing.

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