

3550 Salt Creek Lane, Arlington Heights, IL

2,320-4,460 SF Available



Office/Warehouse/Flex

## SPECIFICATIONS

BUILDING SIZE: 40,921 SF

AVAILABLE: Unit 114: 4,460 SF

OFFICE: 1,800-4,000 SF (To suit)

CAR PARKING: 4 Spaces per 1,000 SF of Office

BUILT: 1984 (Refurbished in 2018-2020)

CEILING HEIGHT: 14' in warehouse

SPRINKLER: Yes

TRUCK LOADING: 1 DID or Dock Per Unit

POWER: 200 Amps Per Unit

ZONING: B3; General Business

**LEASE RATE: \$15.00-17.00 PSF MG**  
(Includes Base Year Stop for Tax/CAM)

- High image flex facility with recent renovations
- Office furniture available
- Immediate expressway access at full interchange of Euclid Ave and Route 53
- Professional business park setting next to future mixed-use development
- On-site property management and leasing office in Unit 104

### Contact:



Marc Bartolini  
708-256-9615

[mbartolini@entrecommercial.com](mailto:mbartolini@entrecommercial.com)

Dan Benassi, SIOR, Managing Broker  
847-310-4298

[dbenassi@entrecommercial.com](mailto:dbenassi@entrecommercial.com)

Dan Jones, SIOR  
847-508-2243

[djones@entrecommercial.com](mailto:djones@entrecommercial.com)

[www.entrecommercial.com](http://www.entrecommercial.com)

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

3550 Salt Creek Lane, Arlington Heights, IL

2,320-4,460 SF Available

- High Quality Office Finishes
- Office / tech / lab / warehouse



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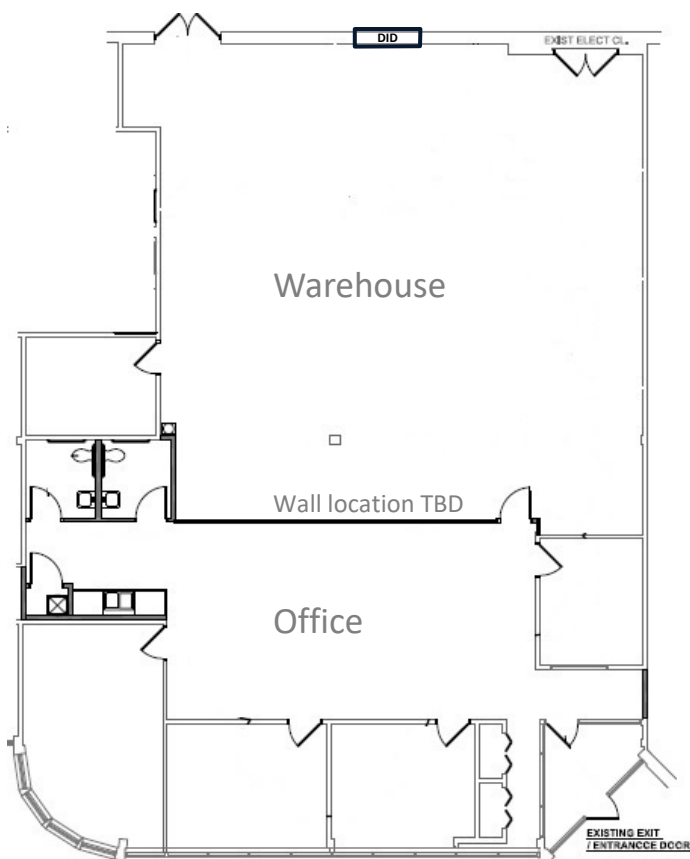
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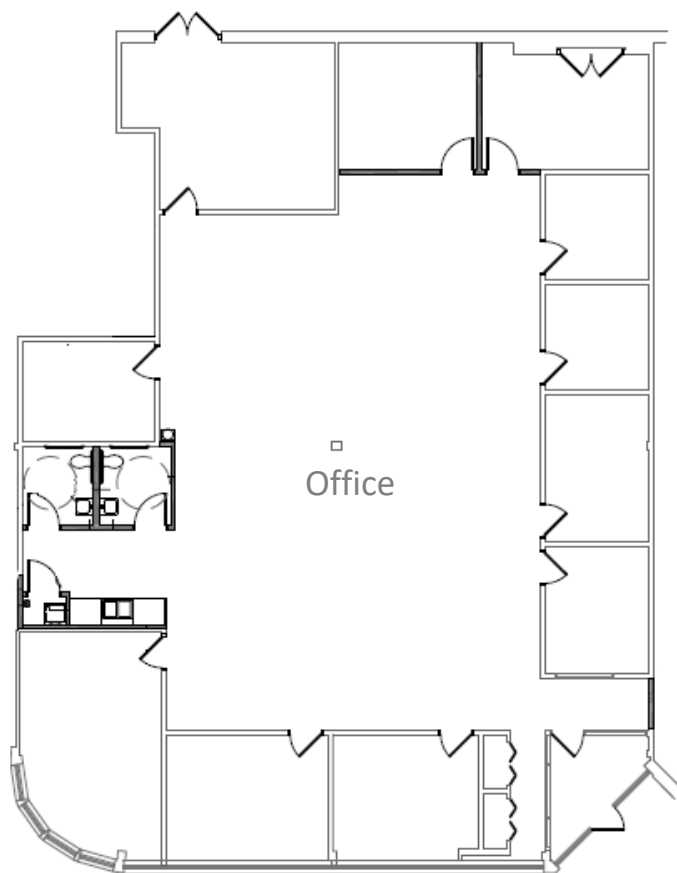
### Unit 114 – Proposed Plan

- 4,460 SF
- ~1,800 SF office (to suit)
- 1 DID



### Unit 114 – Existing Plan

- 4,460 SF Office
- Double-door



Lease Rate: \$15.00 PSF, Modified Gross

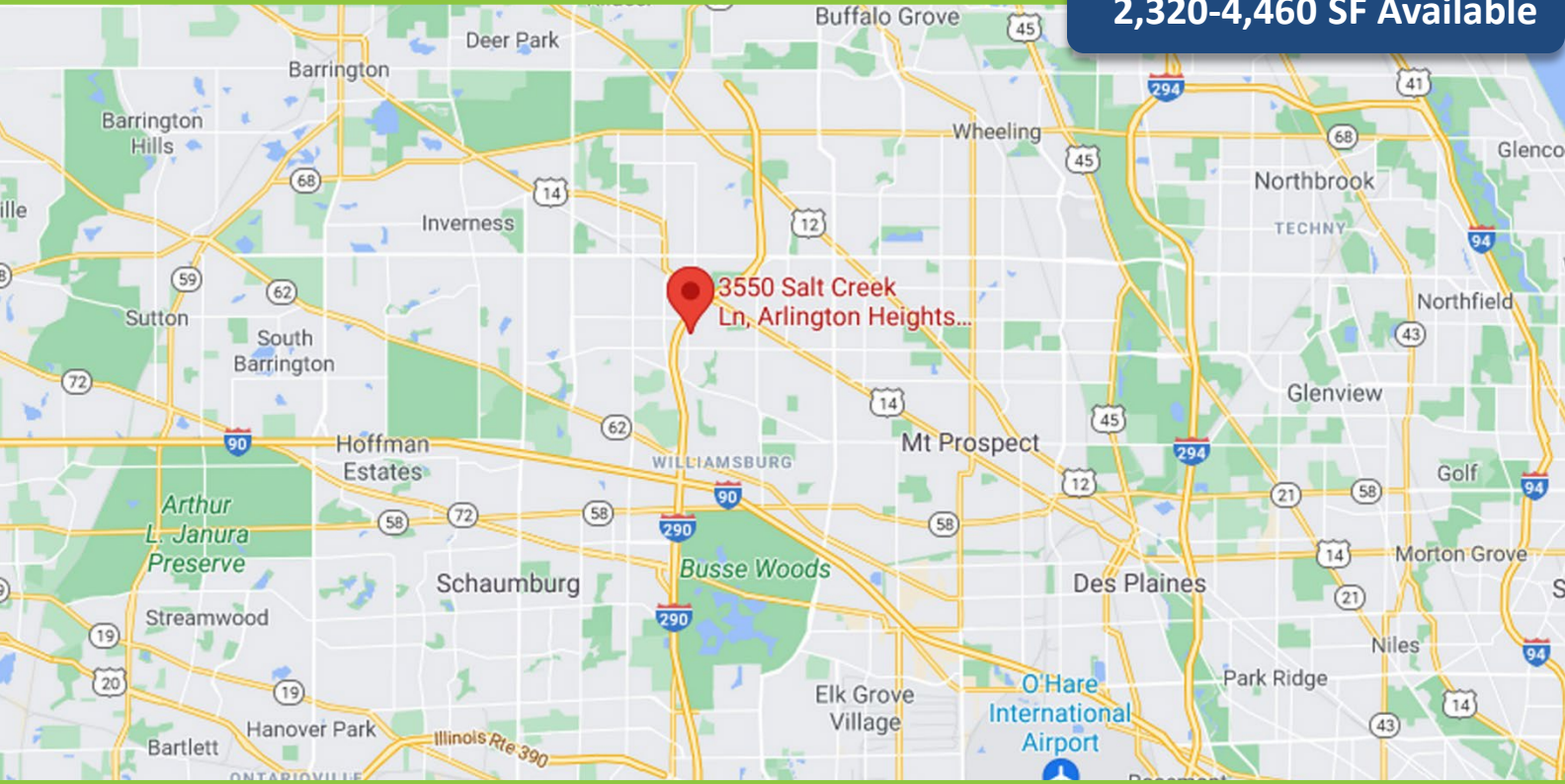
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## PROPOSED STADIUM & MIXED USE DEVELOPMENT CONCEPT



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