



CHICAGO · ARLINGTON HEIGHTS, IL

INDUSTRIAL SPACE NEAR O'HARE

Class-A Flex Industrial Space available for lease. One mile from O'Hare International Airport, with immediate access to I-90.

EXCLUSIVELY MARKETING BY BLUE DOCK

2420 E. OAKTON ST · ARLINGTON HEIGHTS, IL ·

Oakton Industrial Commons, Minutes From O'Hare.

Blue Dock offers Class-A Flexible industrial space within Oakton Industrial Commons in the Chicago metro. Strategically located off I-90 right near O'Hare International Airport, the 120,255 SF property provides a centralized logistics base on a major Midwest corridor. The Blue Dock team has worked closely with growing companies for over 35 years, providing customized Class-A space to help them thrive.



The site features ample off-street parking, a brand-new parking lot, and water service, making logistics seamless for tenants moving freight, fleet, or workforce daily.

Minutes from both train and bus stations, with strategic access to **I-90, I-390, and O'Hare International Airport**, tenants are placed at the heart of one of the country's most active industrial submarkets, surrounded by major employers, mixed-use developments, and educational institutions.

DISTANCE TO

O'Hare Airport **±1 MI**

Interstate 90 **±2 MI**

Interstate 294 **±6 MI**

Interstate 290 **±6 MI**

SURROUNDED BY GROWTH

90 NORTH DISTRICT

Mixed-use development,
130,000 visitors annually

ARLINGTON 425

\$150M transit-oriented
mixed-use

MICROSOFT

\$132M data center
investment

ELK GROVE PARK

North America's largest
industrial park



AVAILABLE FOR LEASE

UNIT U

6,000 SF

A move-in-ready Class-A flex unit with private office, loading dock, and upgraded finishes. Ideal for growing operations that need quality space, and direct highway access.

6,000

TOTAL SF

15 FT

CLEAR HEIGHT

1

LOADING DOCK

HEAVY

POWER

SPACE HIGHLIGHTS

- ◆ High Loading Dock
- ◆ Private Office
- ◆ Private Bathrooms
- ◆ Heavy Power
- ◆ 15 FT Clear Ceiling Height
- ◆ Immediate Occupancy

UPGRADES AVAILABLE

- ◆ Epoxy Floors
- ◆ LED Lighting
- ◆ White Paint
- ◆ Additional Loading Docks
- ◆ Other upgrades on request

LET'S CONNECT

BUILD YOUR BUSINESS **AT** OAKTON.

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Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Suites can be combined or subdivided to fit your exact needs. Pricing and terms negotiable to fit your business.



EXCLUSIVE LEASING CONTACT

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