



50,486 SF

FOR SALE / LEASE

955 E Algonquin Rd.

Arlington Heights, Illinois 60005

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com

PROPERTY HIGHLIGHTS

- Available: 50,486 SF
- 2nd Floor Space: 11,706 SF
- Site: 2.178 AC
- Loading Docks: 6 Total, 2 Interior
- Drive-In Doors: 1
- Clear Height: 18'5"
- Power: 800 amps
- Year Built: 1970
- Occupancy: Available May 2027



50,486 SF
BUILDING



7,993 SF
2nd FLOOR OFFICE



50 AUTO
PARKING SPACES



2 INTERIOR DOCKS
1 DRIVE-IN DOOR



18'5" CEILING
HEIGHT



800 AMPS

Contact

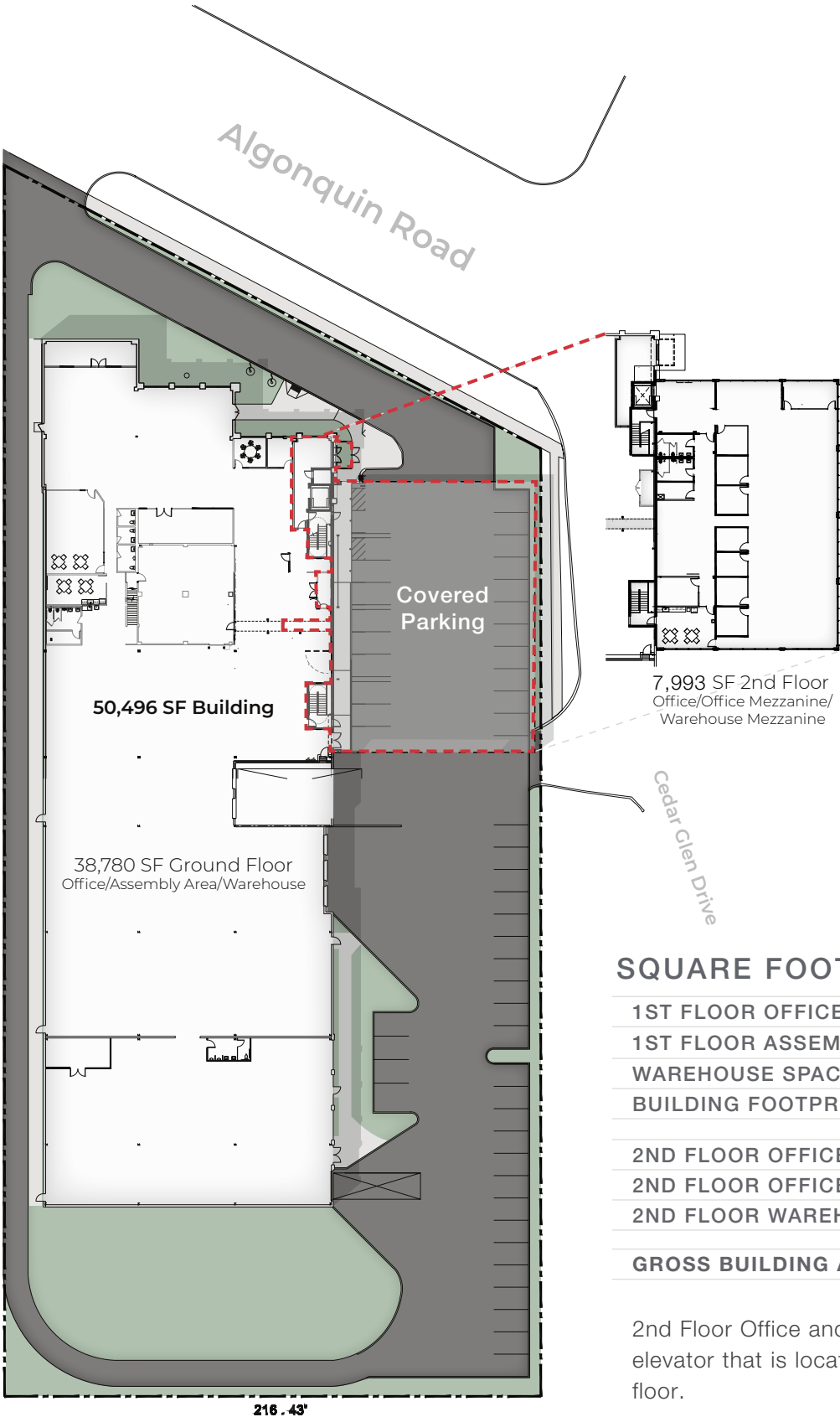
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SITE PLAN



SQUARE FOOTAGE BREAKDOWN

1ST FLOOR OFFICE:	2,949 SF
1ST FLOOR ASSEMBLY AREA:	2,000 SF
WAREHOUSE SPACE:	33,831 SF
BUILDING FOOTPRINT:	38,780 SF
2ND FLOOR OFFICE:	7,993 SF
2ND FLOOR OFFICE MEZZANINE:	1,483 SF
2ND FLOOR WAREHOUSE MEZZANINE:	2,230 SF
GROSS BUILDING AREA:	50,486 SF

2nd Floor Office and Mezzanine Areas are served by elevator that is located in the lobby area of the first floor.

BUILDING PHOTOS



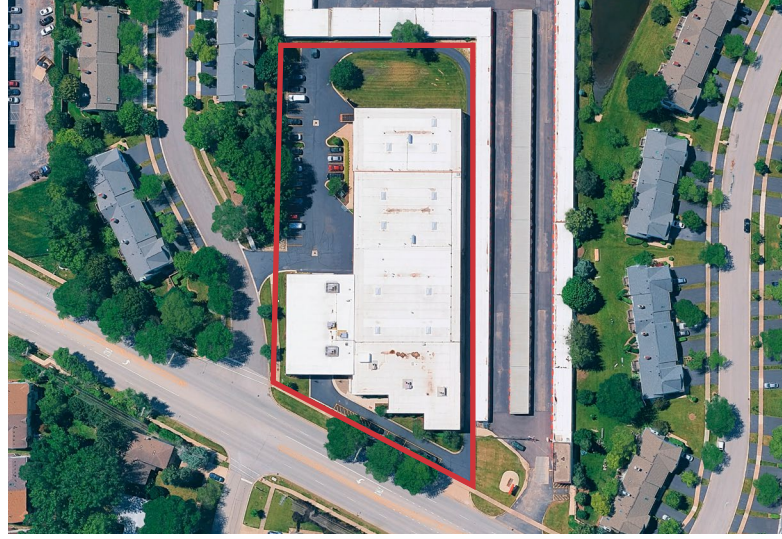
PHOTO GALLERY

- 1. Main Office
- 2. Showroom
- 3. Covered Parking
- 4. Loading
- 5. Warehouse

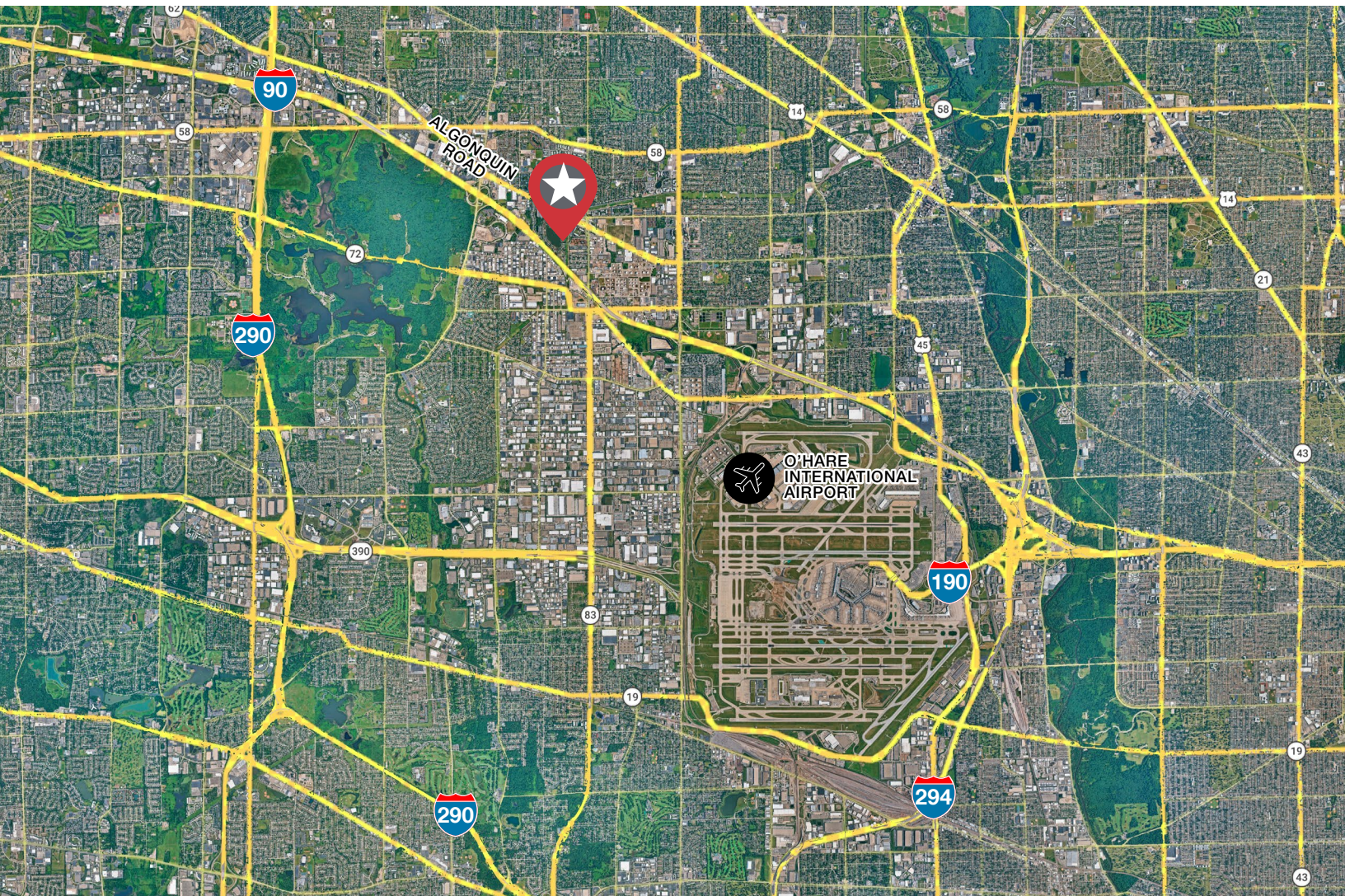


955 E ALGONQUIN RD,
ARLINGTON HEIGHTS, IL | FOR SALE/LEASE

This property offers excellent accessibility to major regional thoroughfares, with convenient access to Route 53 and Interstate 90. Available space for lease includes a total of approximately 50,486 SF of warehouse and office space, suitable for a variety of industrial users. The building features ample parking based on a 1/1,000 SF ratio, along with efficient loading capabilities to support distribution and light manufacturing operations. Strategically located in Arlington Heights, the property provides strong connectivity to O'Hare International Airport and the greater Chicago market.



Pictured: Aerial Overview



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