



COURTYARD CENTRE

271 - 285 E. Helen Rd., Palatine, IL 60067

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



**BRIAN
PROPERTIES, INC.**



PROPERTY HIGHLIGHTS

- Availability: For sale or lease – individually or combined
- Total Size: 9,506 SF (divisible)
- **Unit 273:**
- 5,192 SF
- For Sale: \$514,000
- Real Estate Taxes: \$28,240.18
- Drive-In Doors: One (1) total, 14' in height
- **Unit 277:**
- 4,314 SF
- For Sale: \$427,000
- Real Estate Taxes: \$23,649.33
- Lease Rate: \$17.50 PSF Modified Gross (for both units)
- Drive-In Doors: One (1) total, 14' in height
- Shared Loading Dock: Unit 273 has access to a shared loading dock
- Office Buildout: Approx. 20%
- Zoning: M – Manufacturing

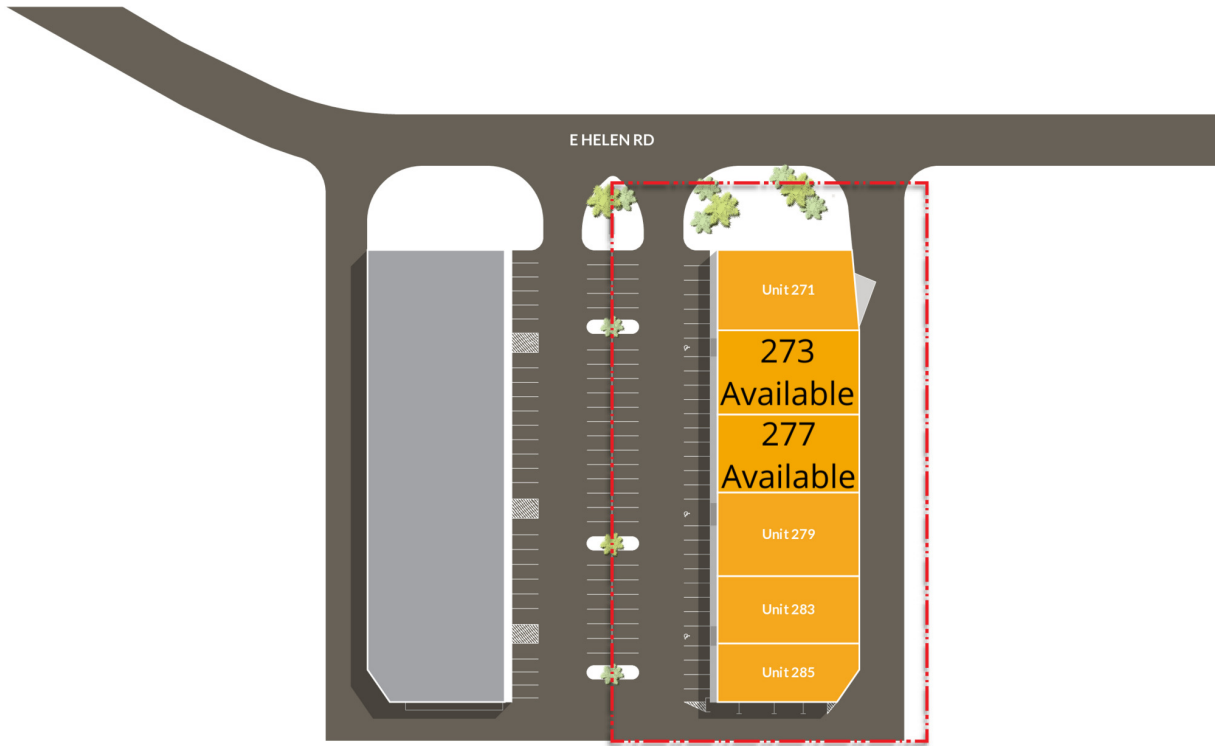
PROPERTY DESCRIPTION

Introducing a rare opportunity to own or lease two (2) industrial/flex condo units totaling 9,506 square feet in a well-maintained industrial condominium building. Constructed in 1970 and zoned M (Manufacturing), this asset offers a versatile layout ideal for a variety of industrial, flex, and office uses.

The units offer a well-balanced mix of warehouse, storage, and office space, making them suitable for:

- Light manufacturing or assembly
- Storage/distribution with office
- Service-based businesses
- Creative or showroom uses
- Owner-occupant or investor scenarios

The property's divisible floor plan and dual-entry configuration support a range of operational needs, while the existing condition allows for near-immediate occupancy or minimal buildout for custom use.



LEGEND

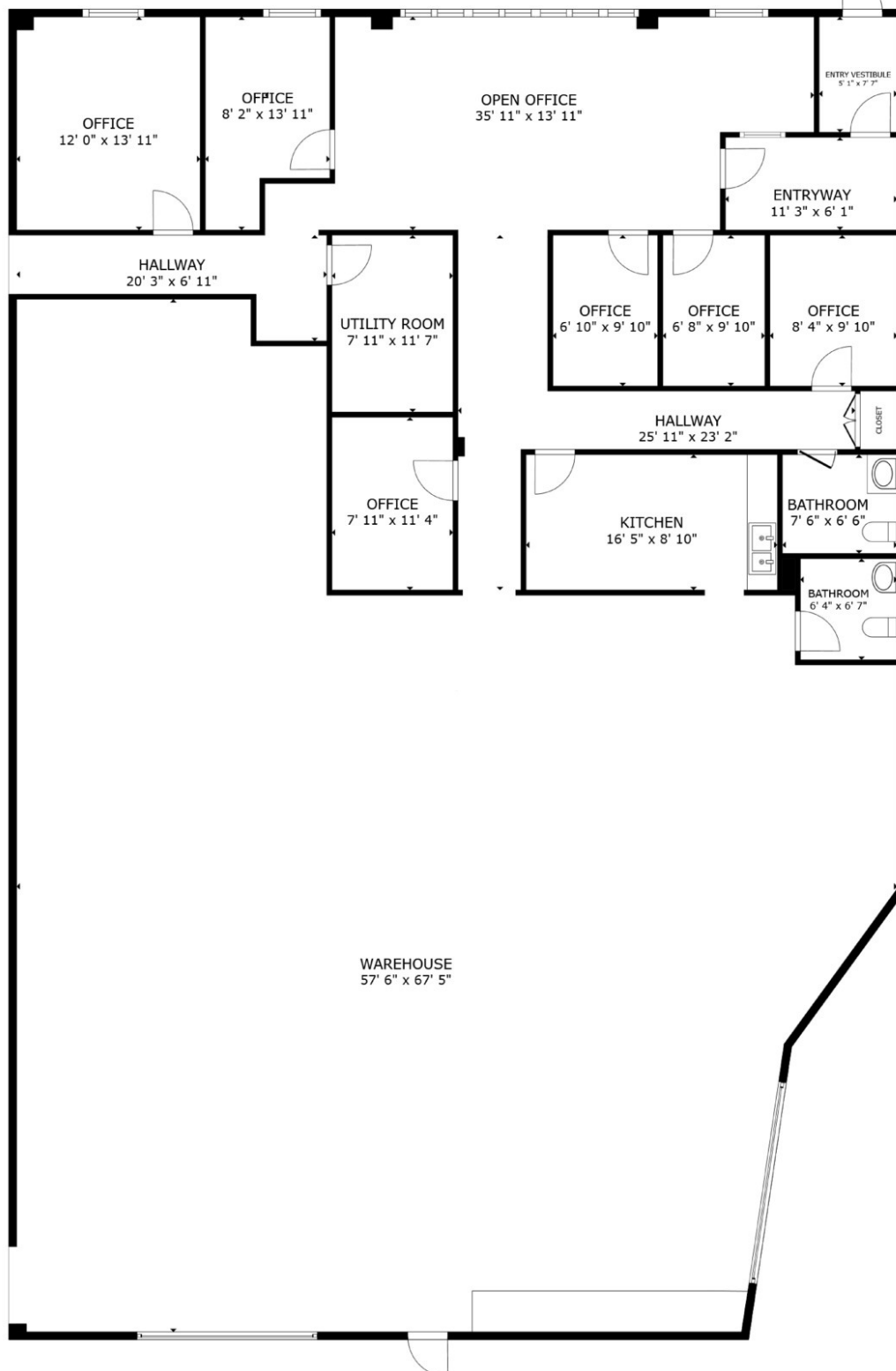
Available



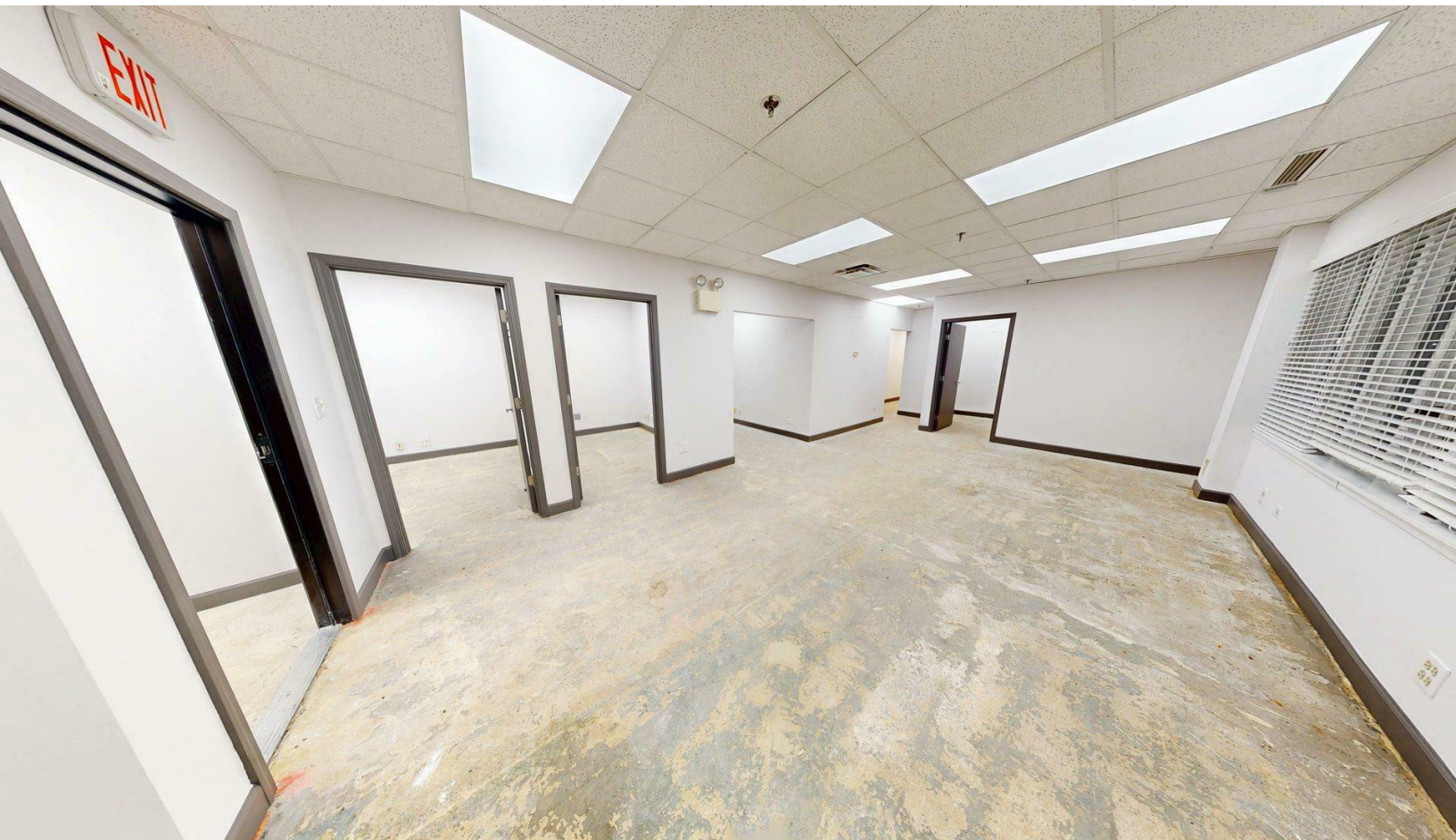
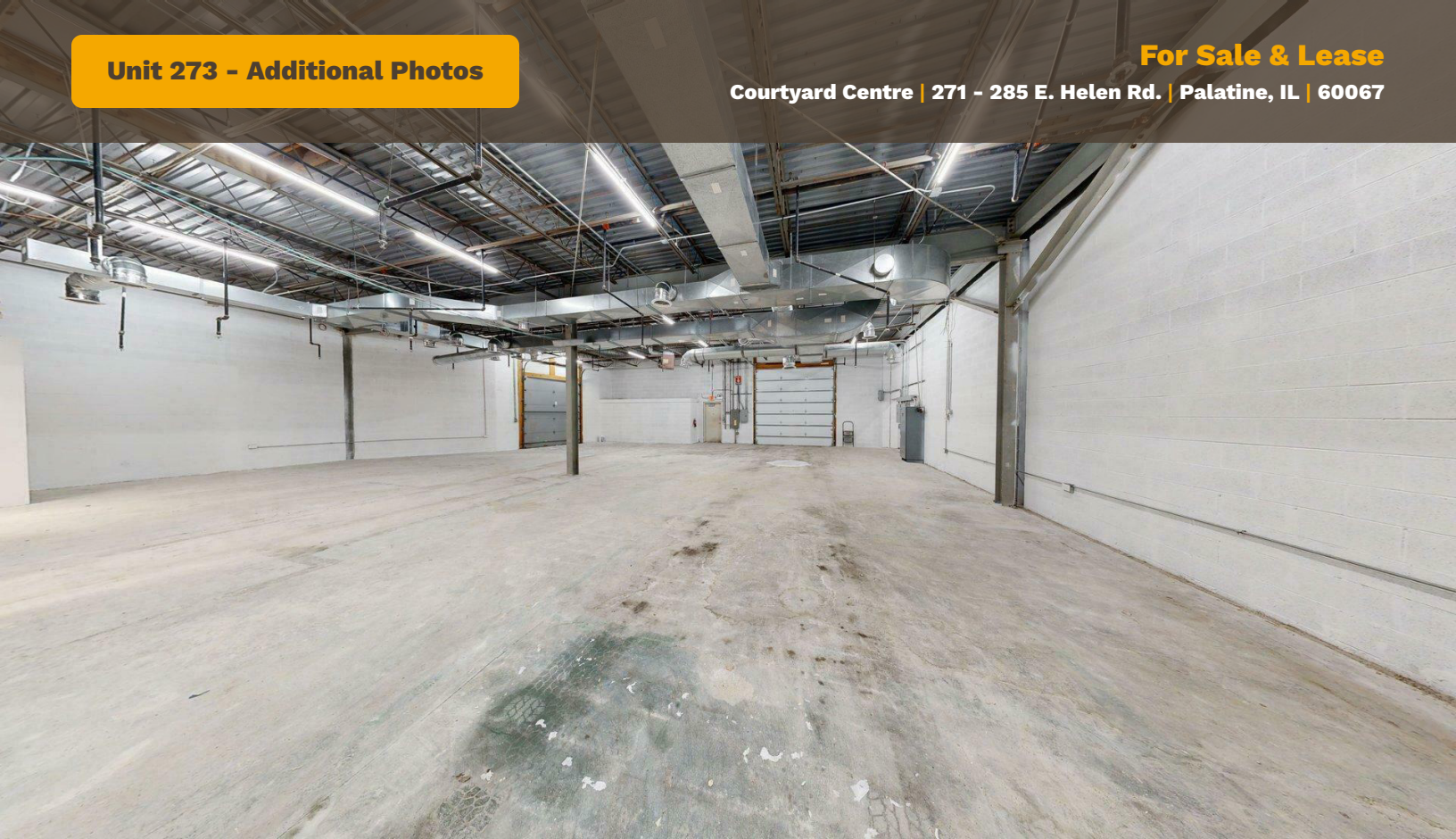
AVAILABLE SPACES

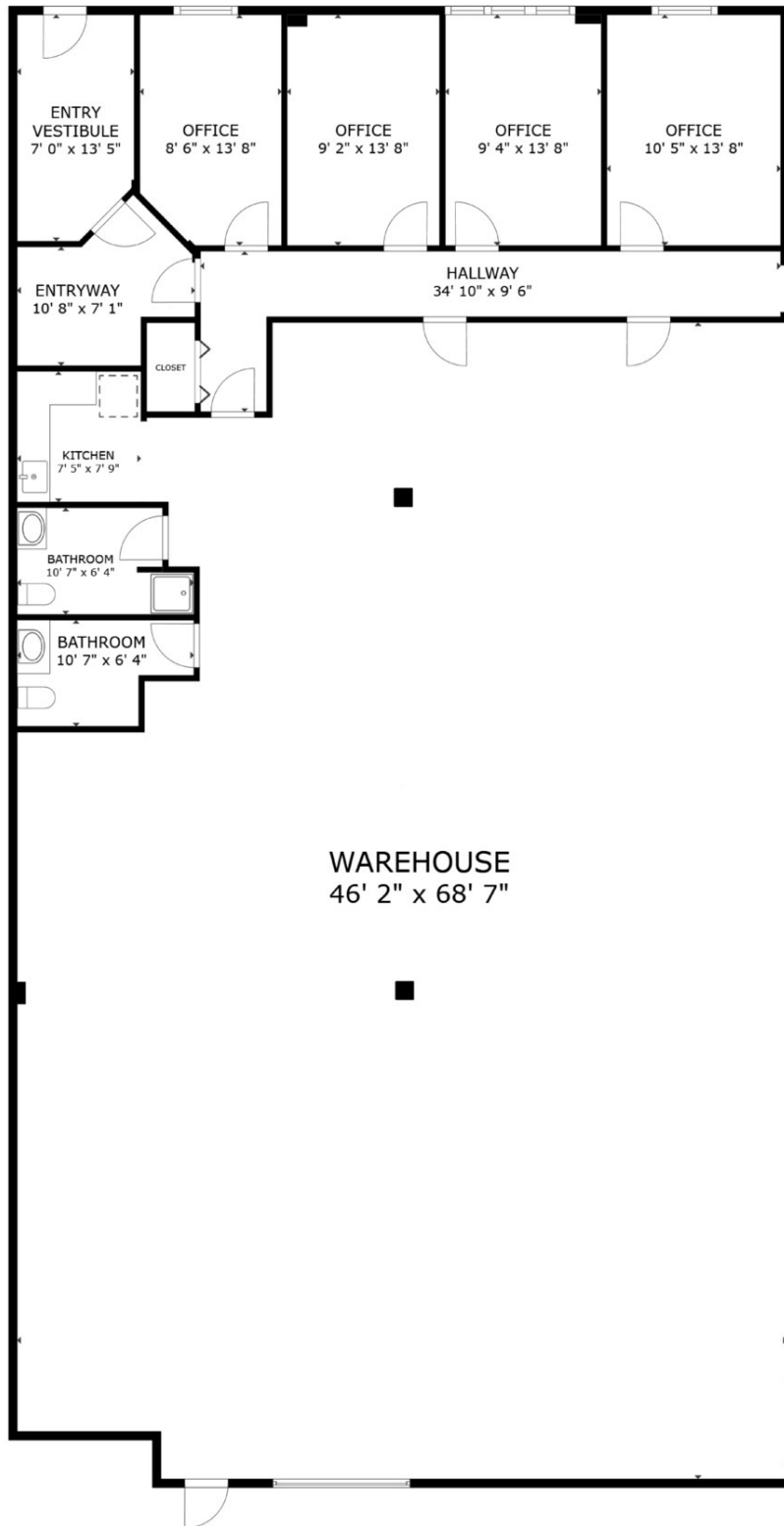
SUITE #	SIZE	LEASE RATE	MONTHLY GROSS	LEASE TYPE	COMMENTS	VIRTUAL TOUR
273	5,192 SF	\$17.50 SF/yr	\$7,571	Modified Gross	\$514,000	Virtual Tour
277	4,314 SF	\$17.50 SF/yr	\$6,291	Modified Gross	\$427,000	Virtual Tour



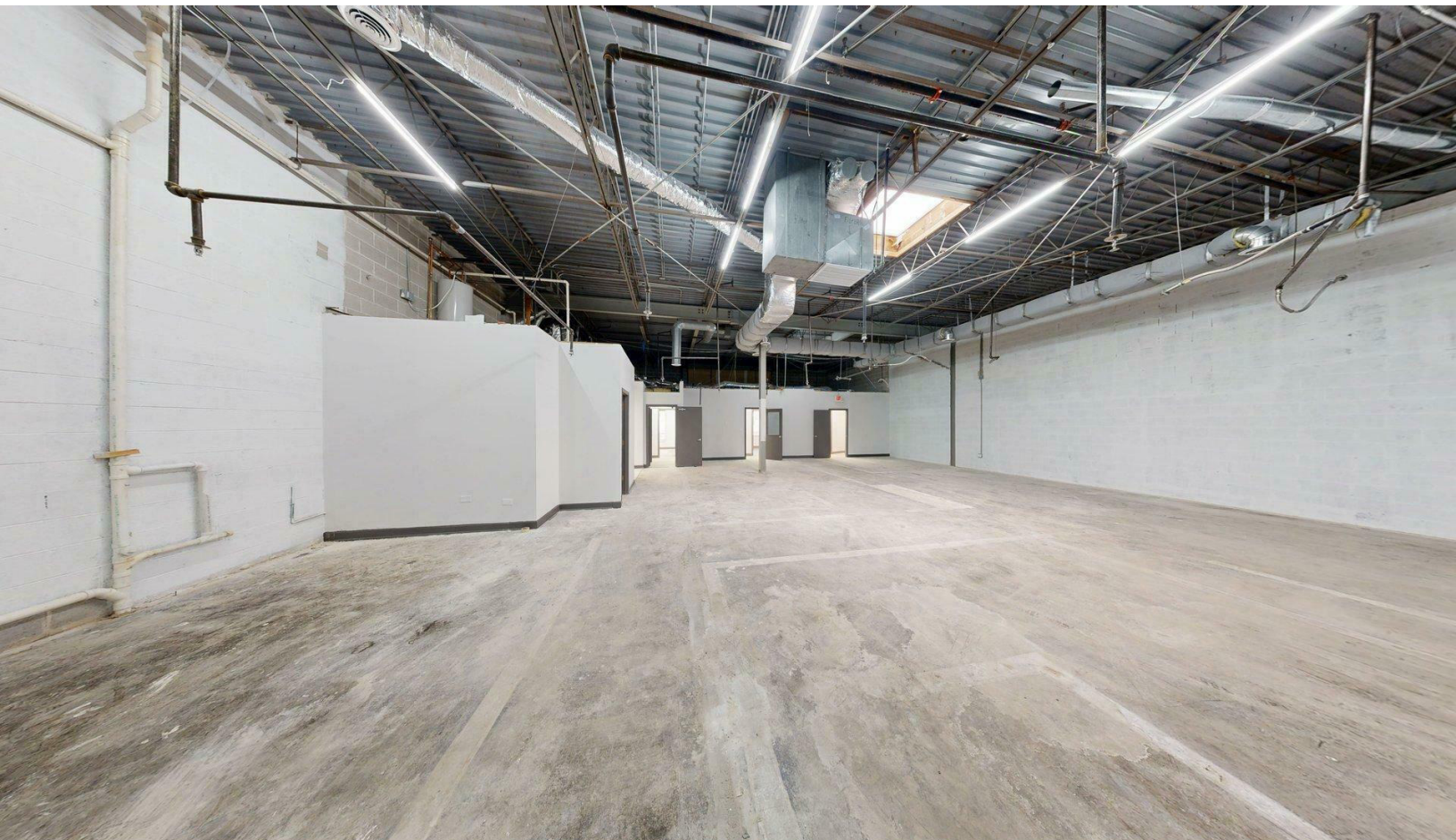
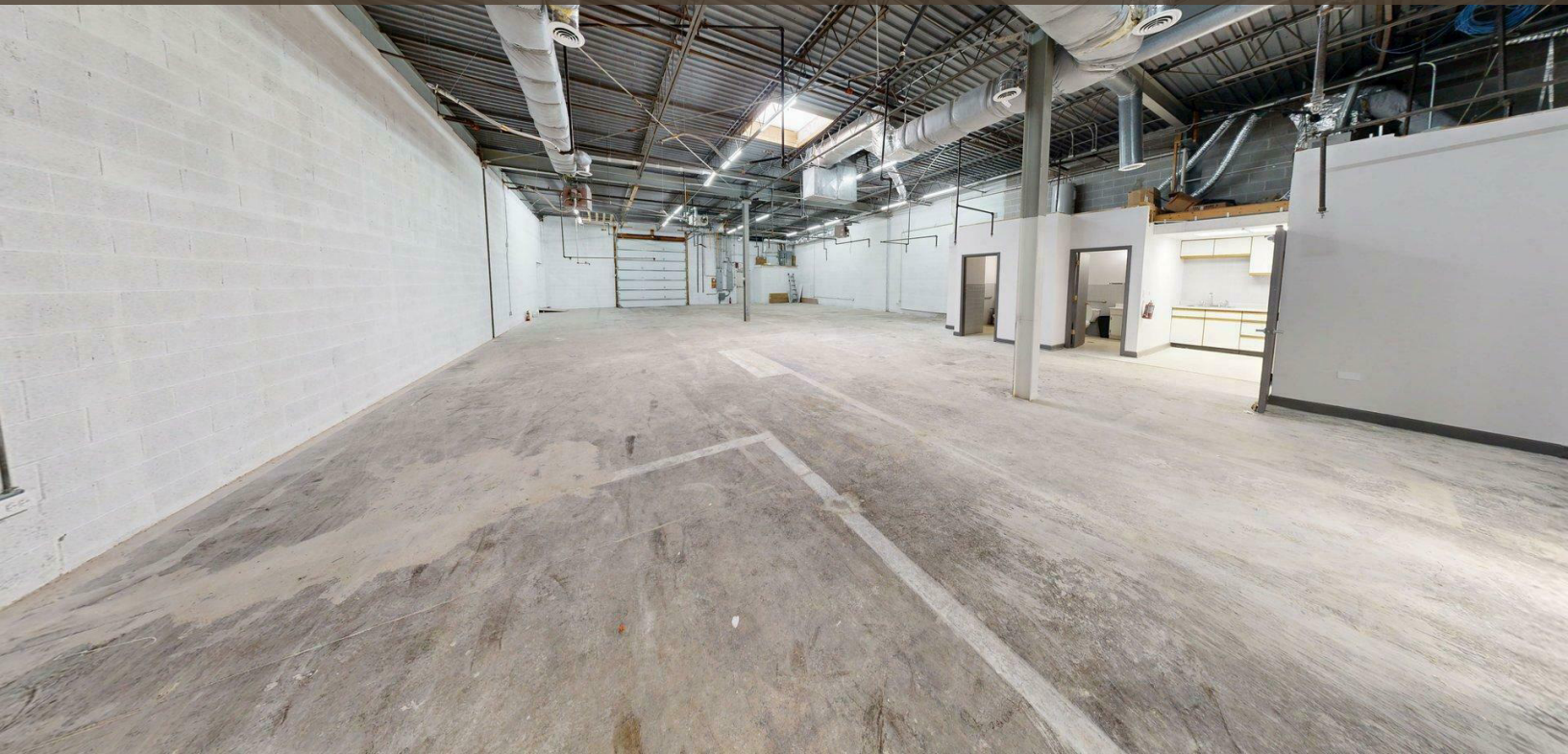


SUITE #	SIZE	LEASE RATE	MONTHLY GROSS	COMMENTS	VIRTUAL TOUR
273	5,192 SF	\$17.50 SF/yr	\$7,571	\$514,000	Virtual Tour

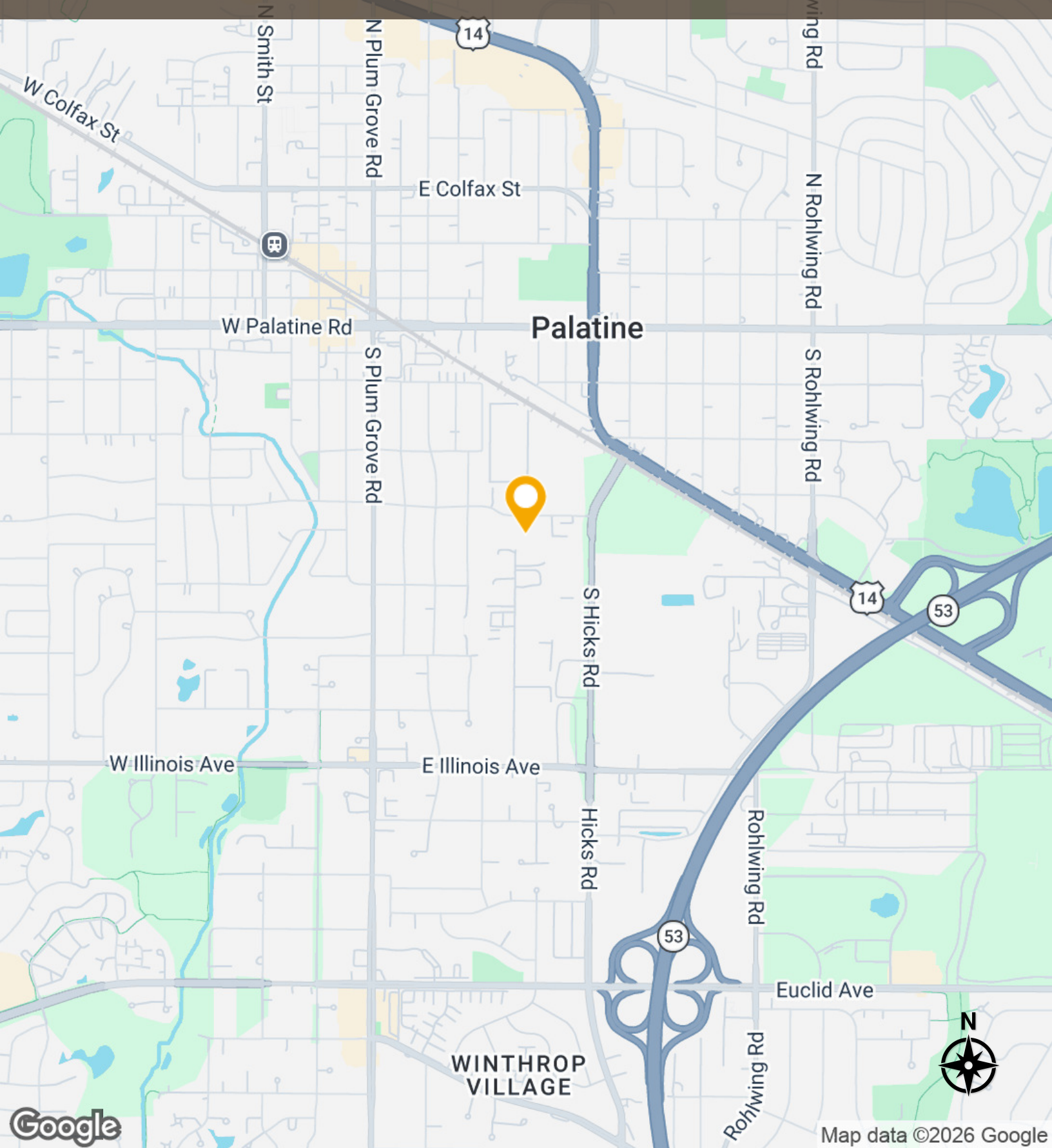




SUITE #	SIZE	LEASE RATE	MONTHLY GROSS	COMMENTS	VIRTUAL TOUR
277	4,314 SF	\$17.50 SF/yr	\$6,291	\$427,000	Virtual Tour



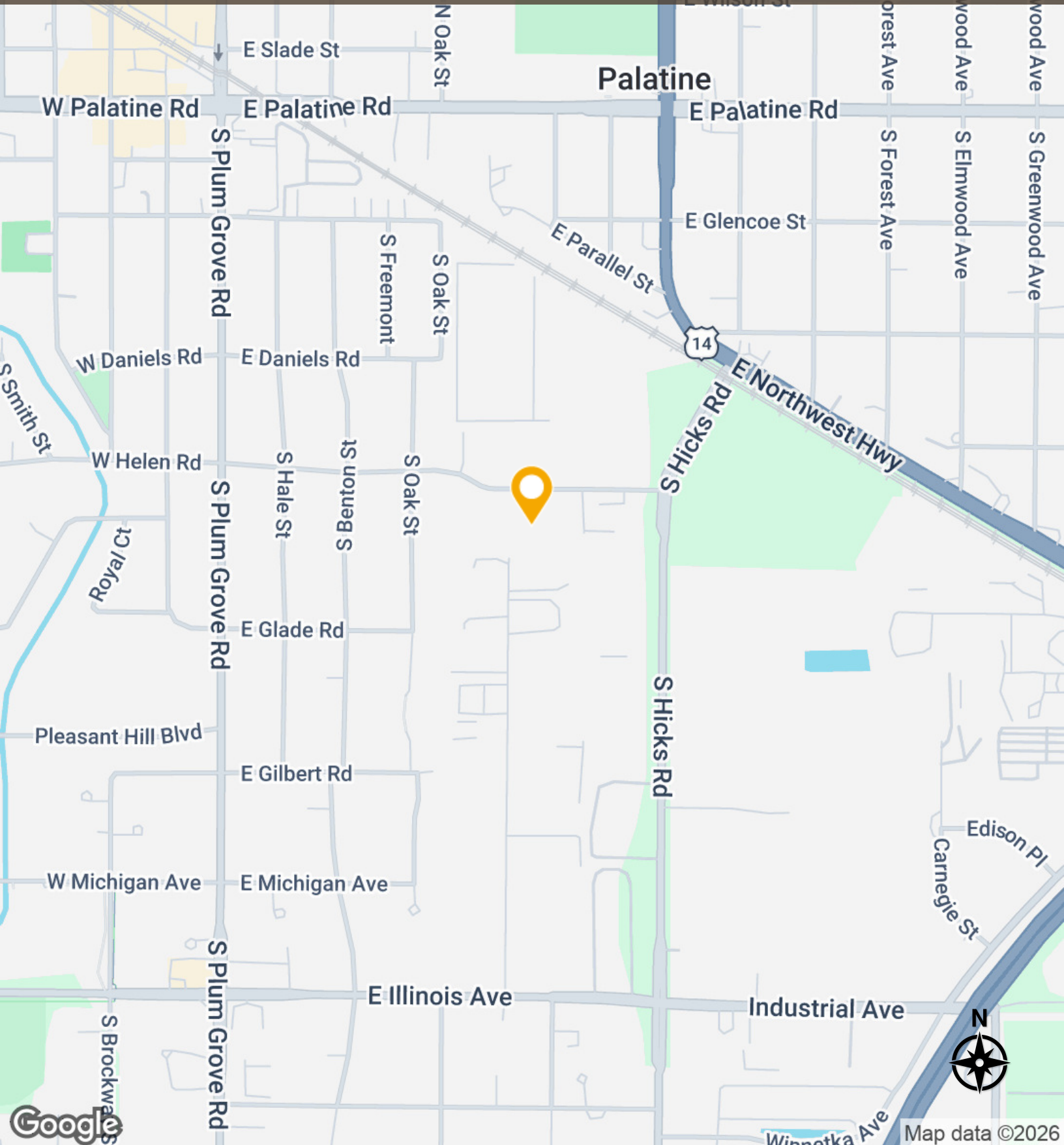




Map data ©2026 Google



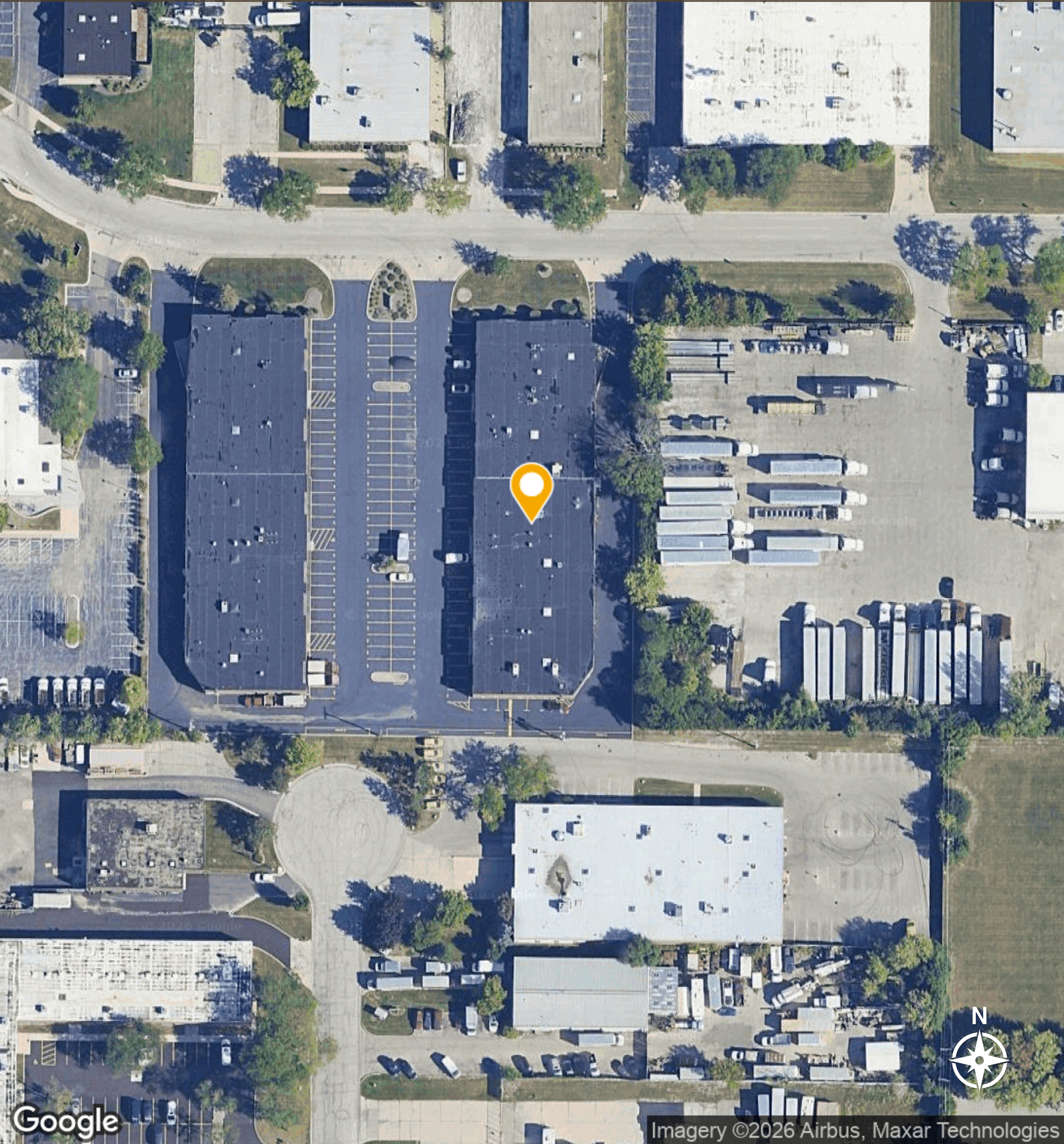
Location Map



Aerial Map

For Sale & Lease

Courtyard Centre | 271 - 285 E. Helen Rd. | Palatine, IL | 60067



Imagery ©2026 Airbus, Maxar Technologies

Google

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



BRIAN
PROPERTIES, INC.



COURTYARD CENTRE

271 - 285 E. Helen Rd., Palatine, IL 60067

Mark Meskauskas

President

847.640.1500

mark@brianproperties.com



**BRIAN
PROPERTIES, INC.**

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Brian Properties, Inc. Price is subject to change listing may be withdrawn without notice.