

COMMERCE POINT TECH CENTER

3930 VENTURA DRIVE, ARLINGTON HEIGHTS, IL 60004

FLEX / R&D SPACE WITH FREEZERS & REFRIGERATION



OFFERING SUMMARY

Available RSF:	9,824 RSF Divisible to 2,724 SF
Clear Height:	12' in Lab
Loading:	2 Docks, 1 Drive-in Door
Power:	600 AMPS, 3- Phase
Fire Protection:	Sprinklers, Wet
Parking Ratio:	3.0/1,000 SF Ratio
Access:	24-7 Access
Utilities:	Separately Metered
Lease Rate:	\$10.00 PSF (NNN)

PROPERTY HIGHLIGHTS

- Single-story Flex / R&D Space with Existing Refrigeration, Freezer & Lab Space.
- Great for Lab, Showroom & Food Production Space
- High Power
- Zoning: M-1 (Arlington Heights)
- Minutes from I-53, Dundee Road, and Lake Cook Road
- 2023 Taxes: \$6.48 PSF
- 2023 OPEX: \$2.13 PSF

JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

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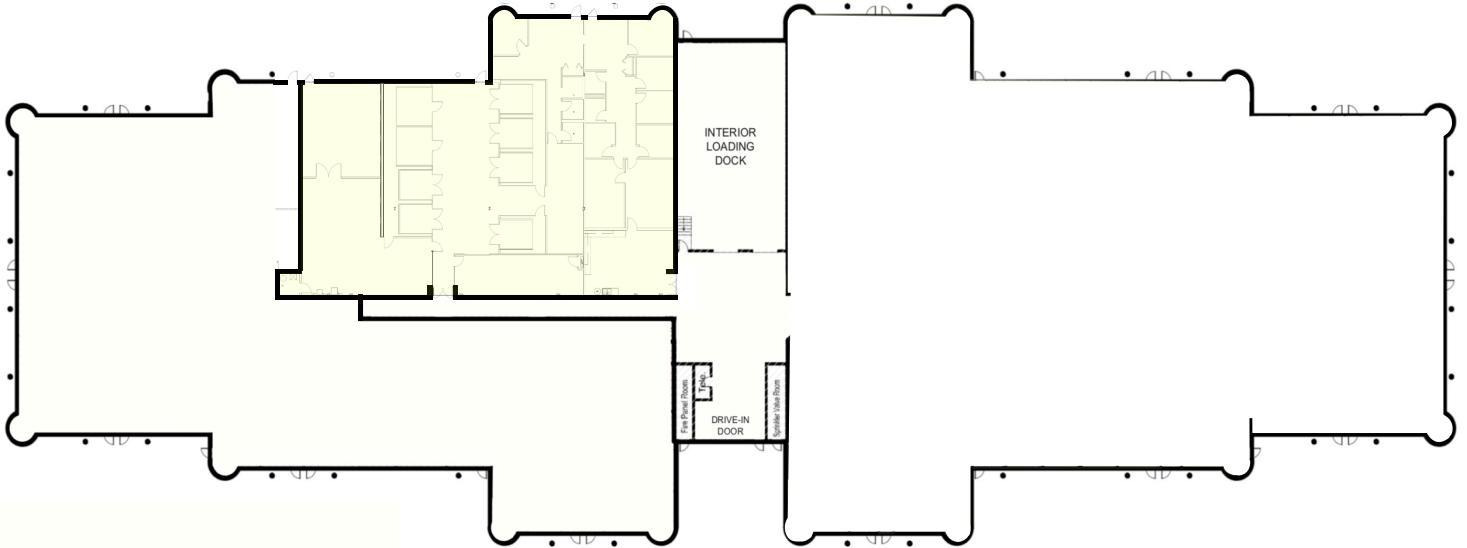


ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED

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AVAILABLE SPACES



SPACE	LEASE RATE	SIZE (SF)	TERM	COMMENTS
SUITE 200	\$10.00 PSF (NNN)	9,824 SF	NEGOTIABLE	<ul style="list-style-type: none">Freezers and Refrigeration UnitsDivisible to 2,724 SF

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SUITE 200 | 9,821 SF

SUITE B | 7,100 SF

SUITE A | 2,724 SF



SPACE	SIZE (SF)	COMMENTS
SUITE A	2,724 SF	<ul style="list-style-type: none"> • Small Lab in back of space • High Office Ratio • Access to 2 Docks and 1 Drive-in Door
SUITE B	7,100 SF	<ul style="list-style-type: none"> • Freezers and Refrigeration Units • High Power • Access to 2 Docks and 1 Drive-in Door

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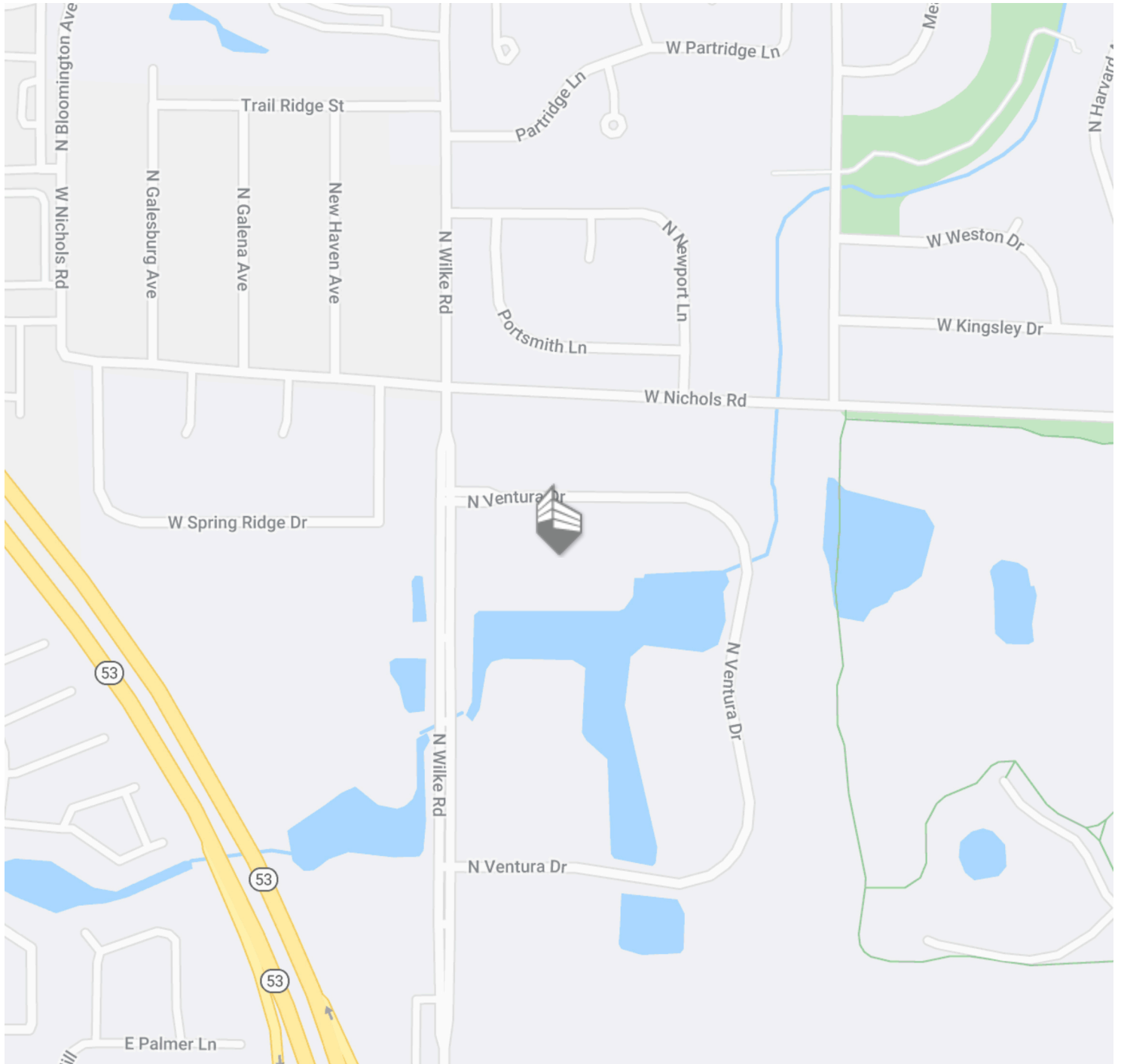


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LOCATION MAPS



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