



COURTYARD CENTRE

273 - 277 E. Helen Rd., Palatine, IL 60067

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President

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**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: \$599,000**
 - Real Estate Taxes: \$26,820.96
- Unit 277:
 - 4,314 SF
 - **For Sale: \$500,000**
 - Real Estate Taxes: \$22,461.04
- Lease Rate: \$15.00 PSF NNN (for both units)
- Drive-In Doors: Two (2) total – one (1) per unit, each 14' in height
- Office Buildout: Approx. 80% – easily reconfigurable for more open/flex use
- 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

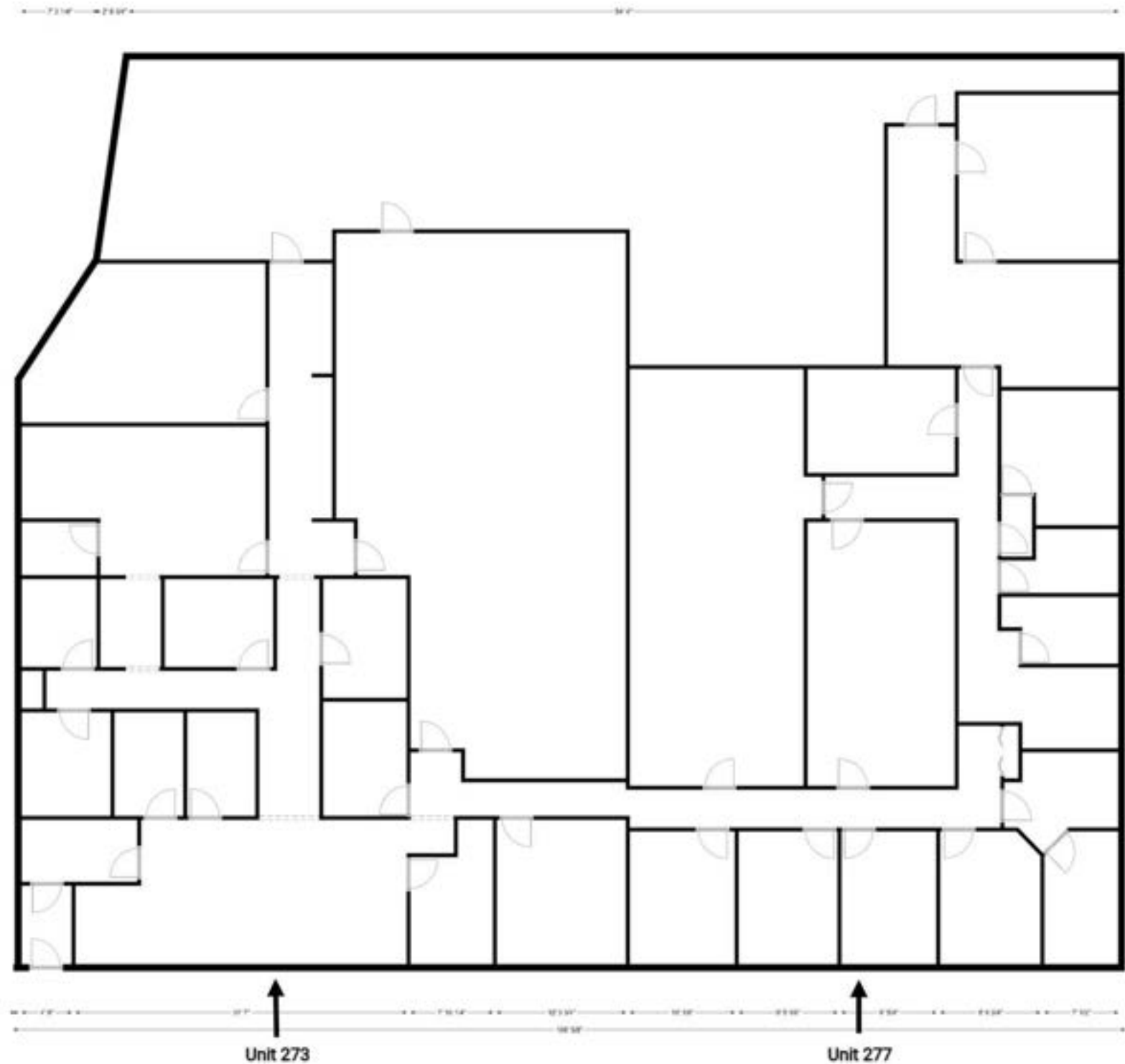
The property's divisible floor plan and dual-entry configuration support a range of operational needs, while the existing condition allows for near-immediate occupancy or minimal buildout for custom use.


LEGEND

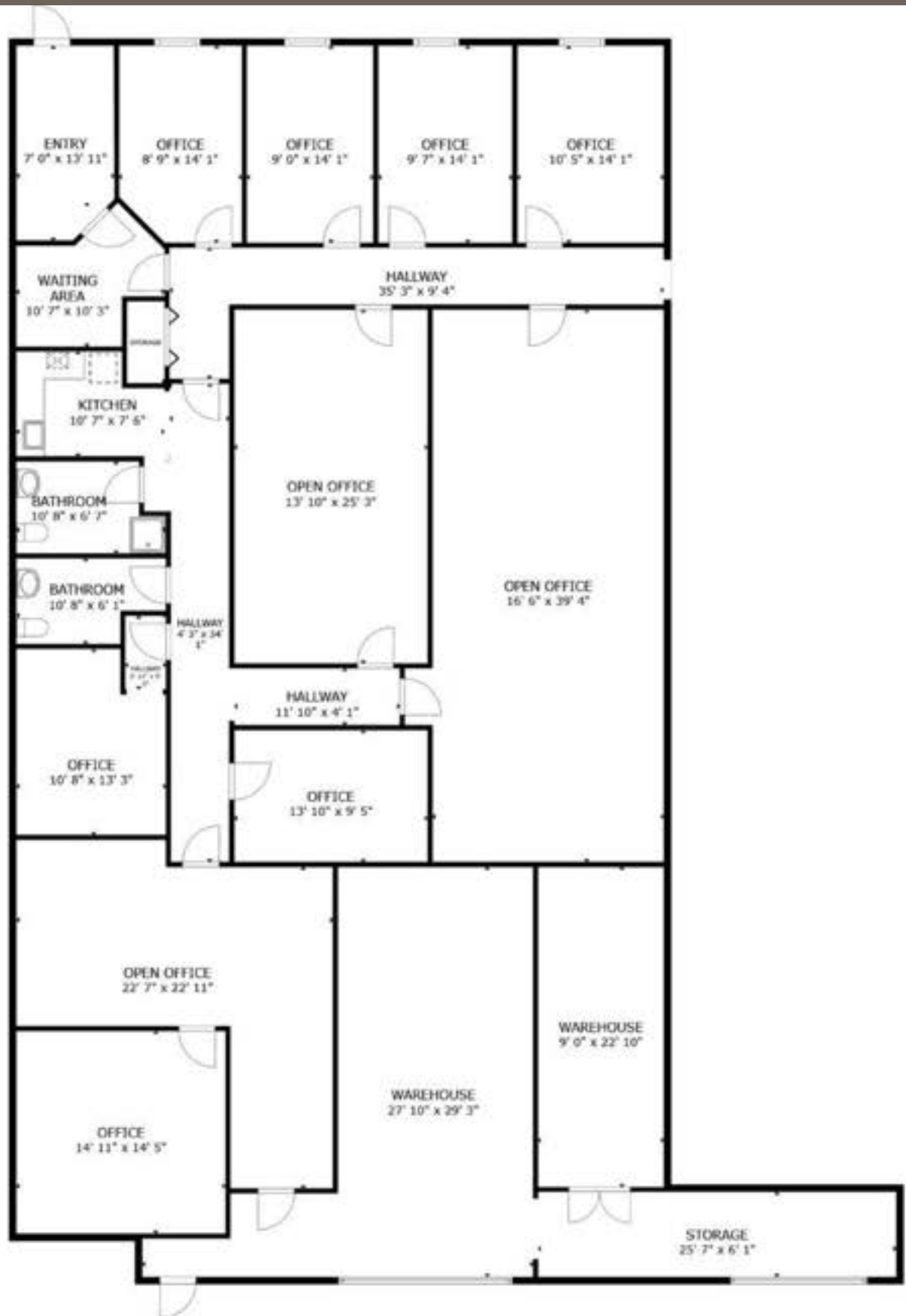
Available

AVAILABLE SPACES

SUITE #	SIZE	LEASE RATE	RE TAXES	CAM	MONTHLY GROSS	LEASE TYPE	COMMENTS	VIRTUAL TOUR
273	5,192 SF	\$15.00 SF/yr	\$5.25 SF/yr	\$2.87 SF/yr	\$10,003	NNN	\$599,000	Virtual Tour
277	4,314 SF	\$15.00 SF/yr	\$5.25 SF/yr	\$2.87 SF/yr	\$8,311	NNN	\$500,000	Virtual Tour

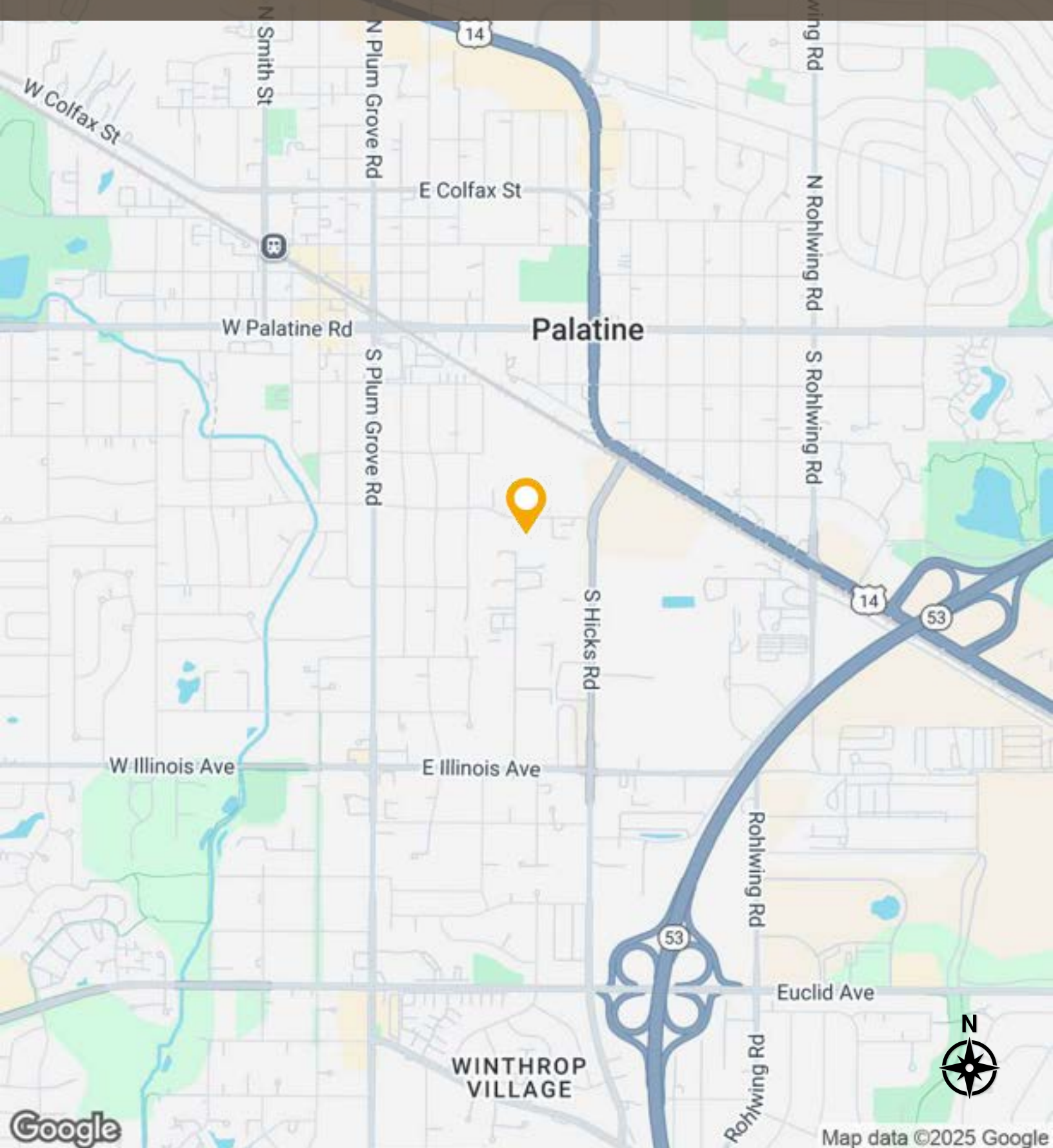


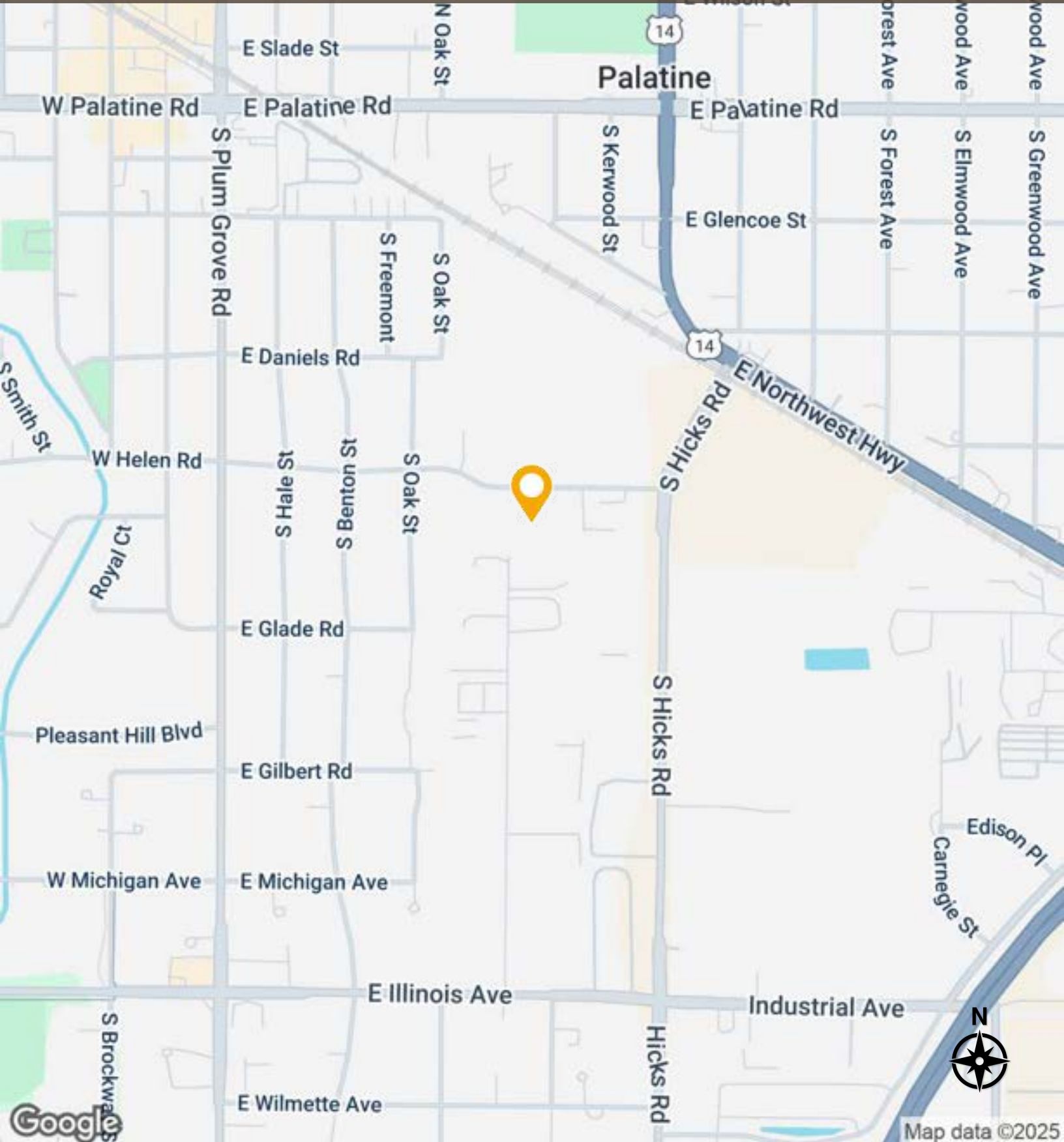








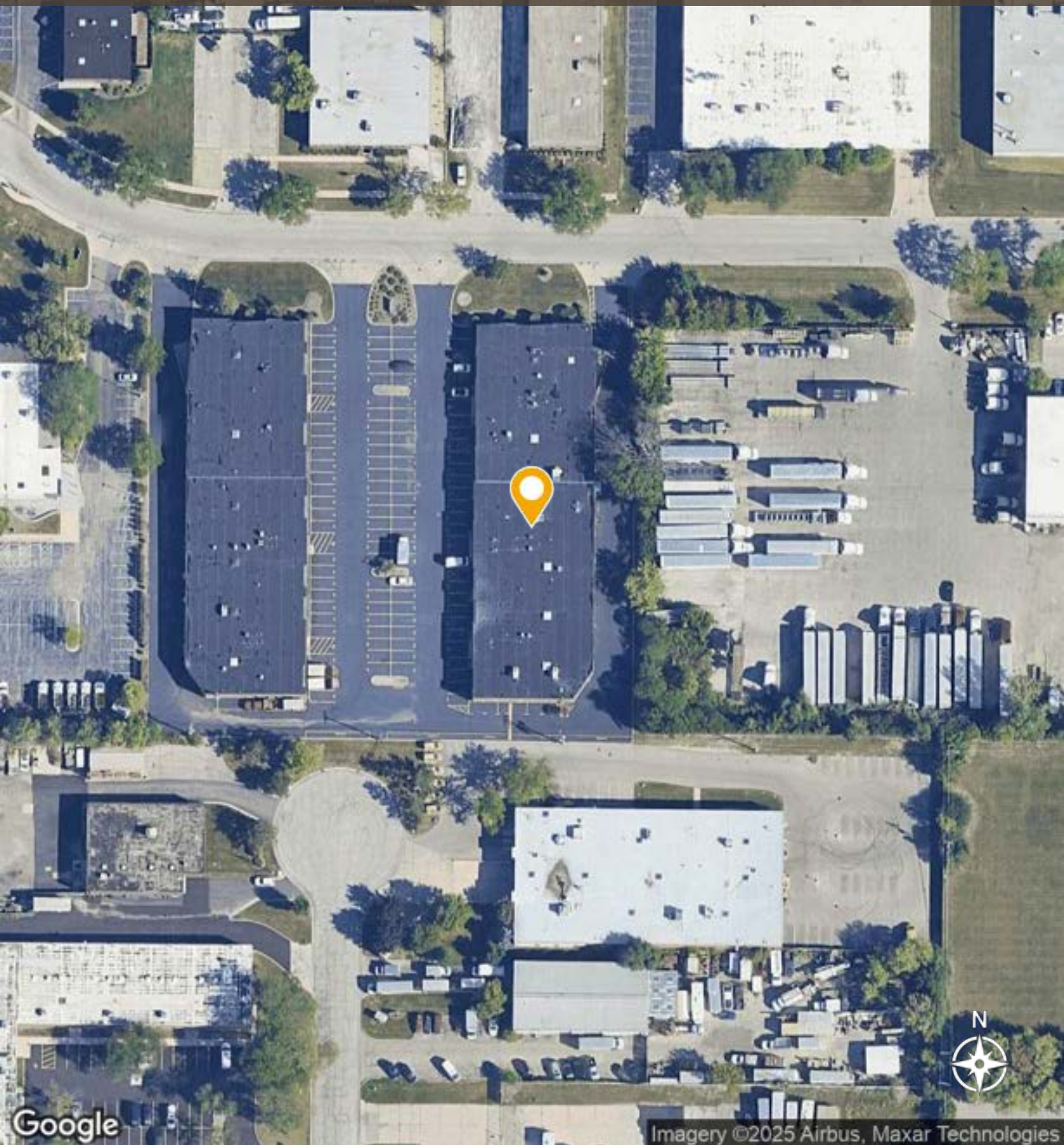




Aerial Map

For Sale & Lease

Courtyard Centre | 273 - 277 E. Helen Rd. | Palatine, IL | 60067



Google

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