



<b>INDUSTRIAL ASSET FOR LEASE/SALE</b>	<b>5,000 - 10,120 SF</b>	<b>\$8.50 psf NET</b>
--	--------------------------	-----------------------

**115 E University Dr.**  
Arlington Heights, IL 60004

**Available 11/1**  
Sales Price: \$1,000,000

**Industrial Outside Storage Expansion Approved**



**6B Eligible**

**SPECIFICATIONS**

**HIGHLIGHTS**

- Building Size: 10,120 SF
- Land Area: ±1.22 Acres
- Single or Dual Tenancy
- Year Built: 1982
- Construction: Masonry
- Zoning: M-1 Lt. Industrial
- Fully Sprinklered
- Clear Height: 14.0'
- Power: 800 Amps - 3 ph.
- Parking: ±24 spaces
- Office: ±3,500 SF
- Loading: 3 DIDs (12'x14')
- Taxes: \$5.84 psf (2023)
- **Contesting Planned**
- APN: 03-08-103-005

- **Strategic Location:** Situated in the industrial corridor of Arlington Heights, offering easy access to major highways I-294, Rt 53 to I-90 & I-290.
- **Renovations Underway:** Ideal for an Owner/User looking to expand. Two connected 5,000 SF units for Lease or Purchase. Renovations include two new DIDs, refurbished offices & bathrooms, unit separation w/drive-through. **County approved IOS expansion designs available.**

<p>Zach Gring Broker/Listing Agent 630.373.2554 <a href="mailto:Zach.gring@gcrealtyinc.com">Zach.gring@gcrealtyinc.com</a></p>	<p><b>GC Realty &amp; Development LLC</b> 219 E Irving Park Rd, Roselle, IL 60172 630.854.6317</p>	<p>Duke Dennis Broker/Listing Agent 630.854.6317 <a href="mailto:Duke.dennis@gcrealtyinc.com">Duke.dennis@gcrealtyinc.com</a></p>
--	--	---

The information provided herein was obtained from sources believed reliable; however, GC Realty & Development, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

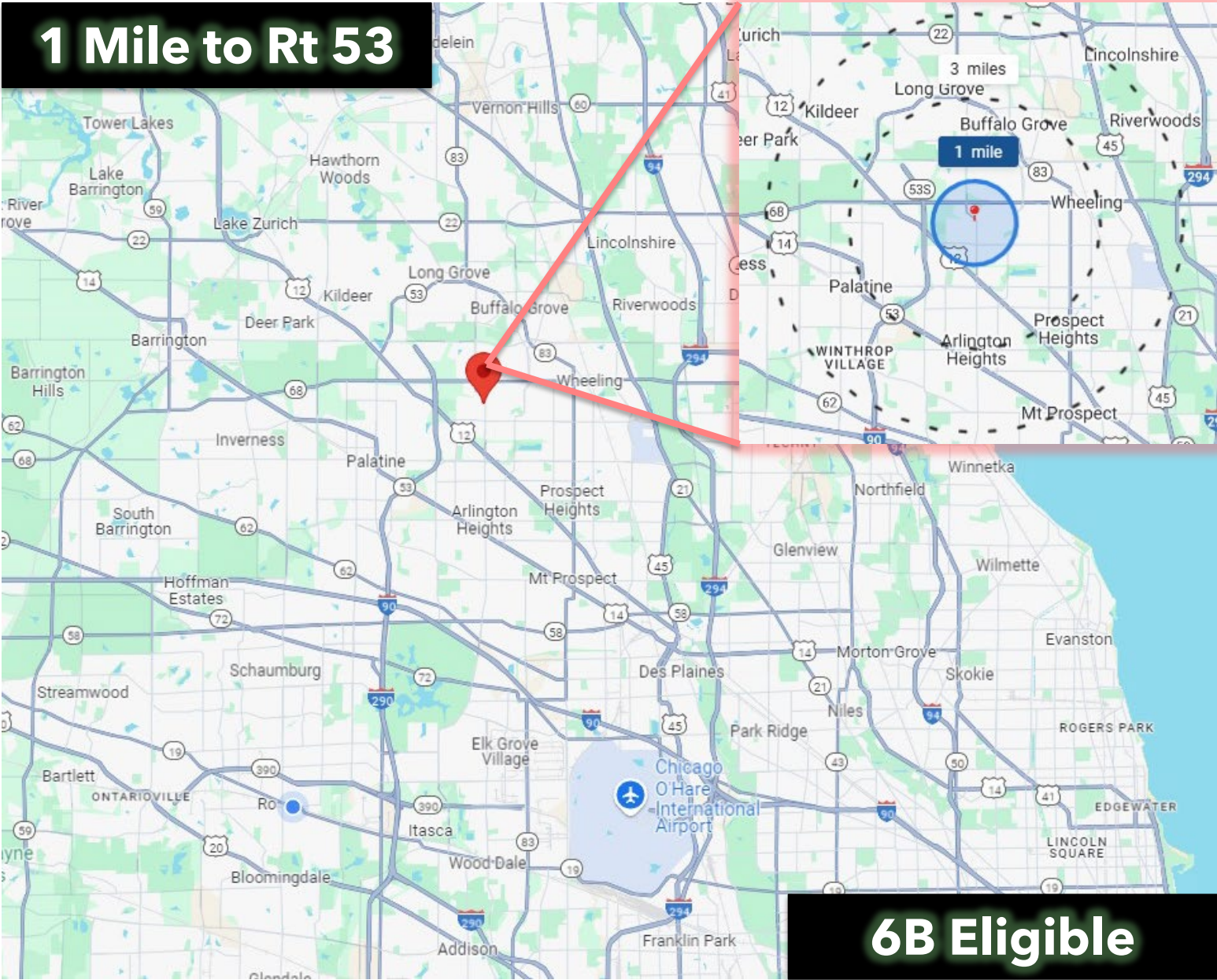


<b>INDUSTRIAL ASSET FOR LEASE/SALE</b>	<b>5,000 - 10,120 SF</b>	<b>\$8.50 psf NET</b>
--	------------------------------	---------------------------

**115 E University Dr.**  
Arlington Heights, IL 60004

**Available 11/1**  
Sales Price: \$1,000,000

**LOCATION**



**Zach Gring**  
Broker/Listing Agent  
630.373.2554  
[Zach.gring@gcrealtyinc.com](mailto:Zach.gring@gcrealtyinc.com)

**Duke Dennis**  
Broker/Listing Agent  
630.854.6317  
[Duke.dennis@gcrealtyinc.com](mailto:Duke.dennis@gcrealtyinc.com)

The information provided herein was obtained from sources believed reliable; however, GC Realty & Development, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



**INDUSTRIAL  
ASSET FOR  
LEASE/SALE**

**5,000 -  
10,120 SF**

**\$8.50 psf  
NET**

**115 E University Dr.**  
Arlington Heights, IL 60004

**Available 11/1**  
Sales Price: \$1,000,000

## PROPERTY PHOTOS



## Single or Dual Occupancy Possibilities

Zach Gring  
Broker/Listing Agent  
630.373.2554  
[Zach.gring@gcrealtyinc.com](mailto:Zach.gring@gcrealtyinc.com)

Duke Dennis  
Broker/Listing Agent  
630.854.6317  
[Duke.dennis@gcrealtyinc.com](mailto:Duke.dennis@gcrealtyinc.com)

The information provided herein was obtained from sources believed reliable; however, GC Realty & Development, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



**INDUSTRIAL  
ASSET FOR  
LEASE/SALE**

**5,000 -  
10,120 SF**

**\$8.50 psf  
NET**

**115 E University Dr.**  
Arlington Heights, IL 60004

**Available 11/1**  
Sales Price: \$1,000,000

**PROPERTY PHOTOS**



**Warehouse Expansion Underway**

Zach Gring  
Broker/Listing Agent  
630.373.2554  
[Zach.gring@gcrealtyinc.com](mailto:Zach.gring@gcrealtyinc.com)

Duke Dennis  
Broker/Listing Agent  
630.854.6317  
[Duke.dennis@gcrealtyinc.com](mailto:Duke.dennis@gcrealtyinc.com)

The information provided herein was obtained from sources believed reliable; however, GC Realty & Development, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



**INDUSTRIAL  
ASSET FOR  
LEASE/SALE**

**5,000 -  
10,120 SF**

**\$8.50 psf  
NET**

**115 E University Dr.**  
Arlington Heights, IL 60004

**Available 11/1**  
Sales Price: \$1,000,000

**PROPERTY PHOTOS**

**Refreshed Office Spaces by Move-in**



**All Furniture Can Stay if Desired**

Zach Gring  
Broker/Listing Agent  
630.373.2554  
[Zach.gring@gcrealtyinc.com](mailto:Zach.gring@gcrealtyinc.com)

Duke Dennis  
Broker/Listing Agent  
630.854.6317  
[Duke.dennis@gcrealtyinc.com](mailto:Duke.dennis@gcrealtyinc.com)

The information provided herein was obtained from sources believed reliable; however, GC Realty & Development, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

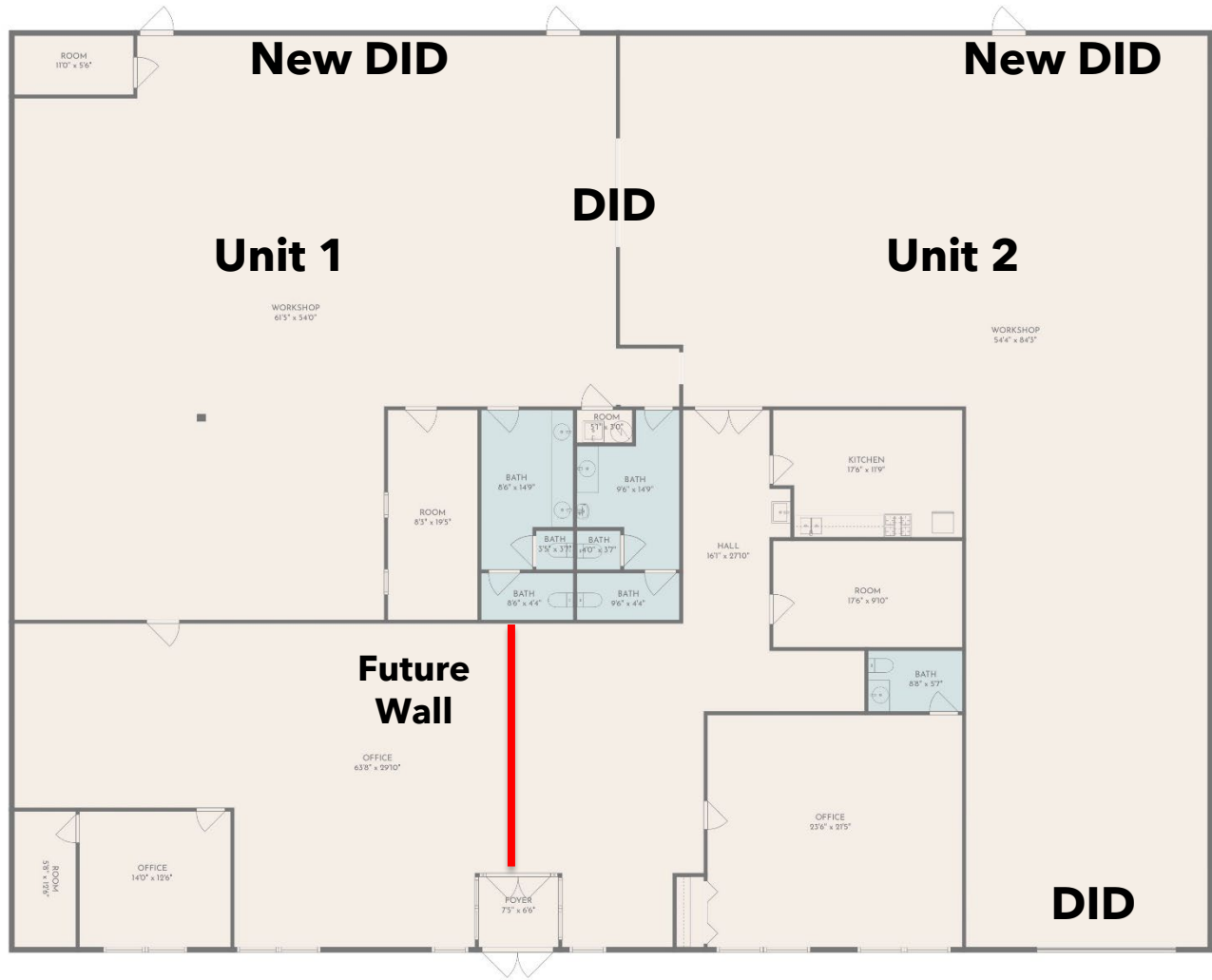


<b>INDUSTRIAL ASSET FOR LEASE/SALE</b>	<b>5,000 - 10,120 SF</b>	<b>\$8.50 psf NET</b>
--	------------------------------	---------------------------

**115 E University Dr.**  
Arlington Heights, IL 60004

**Available 11/1**  
Sales Price: \$1,000,000

**FLOOR PLANS**



**3 Drive-in-Doors (12'x14')**

Zach Gring  
Broker/Listing Agent  
630.373.2554  
[Zach.gring@gcrealtyinc.com](mailto:Zach.gring@gcrealtyinc.com)

Duke Dennis  
Broker/Listing Agent  
630.854.6317  
[Duke.dennis@gcrealtyinc.com](mailto:Duke.dennis@gcrealtyinc.com)

The information provided herein was obtained from sources believed reliable; however, GC Realty & Development, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



**INDUSTRIAL ASSET FOR LEASE/SALE**      **5,000 - 10,120 SF**      **\$8.50 psf NET**

**115 E University Dr.**  
Arlington Heights, IL 60004

**Available 11/1**  
Sales Price: \$1,000,000

**INDUSTRIAL OUTSIDE STORAGE**

**OPTION 1**

PAID/EST. COST	
EXIST. ASSET	5,750 SF
NEW ASSET	2,000 SF
PAVEMENT	4,000 SF

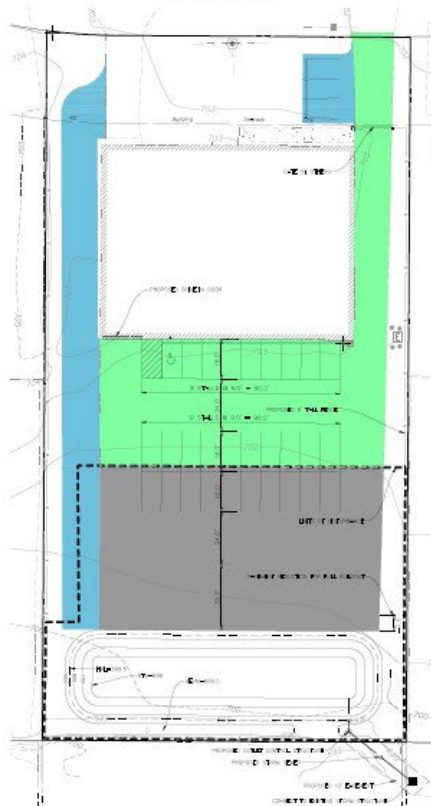
LEVEL SPREADER RELEASE



**OPTION 2**

PAID/EST. COST	
EXIST. ASSET	5,750 SF
NEW ASSET	3,400 SF
PAVEMENT	4,000 SF

DIRECT CONNECTION



**OPTION 3**

PAID/EST. COST	
EXIST. ASSET	5,750 SF
NEW ASSET	4,500 SF
PAVEMENT	5,000 SF

DIRECT CONNECTION AND RETAINING WALL



**3 Approved Options for Storage Expansion**

Zach Gring  
Broker/Listing Agent  
630.373.2554  
[Zach.gring@gcrealtyinc.com](mailto:Zach.gring@gcrealtyinc.com)

Duke Dennis  
Broker/Listing Agent  
630.854.6317  
[Duke.dennis@gcrealtyinc.com](mailto:Duke.dennis@gcrealtyinc.com)

The information provided herein was obtained from sources believed reliable; however, GC Realty & Development, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



**INDUSTRIAL  
ASSET FOR  
LEASE/SALE**

**5,000 -  
10,120 SF**

**\$8.50 psf  
NET**

**115 E University Dr.**  
Arlington Heights, IL 60004

**Available 11/1**  
Sales Price: \$1,000,000

**AERIAL PHOTO**



**Roof & Mechanicals in Great Shape**

Zach Gring  
Broker/Listing Agent  
630.373.2554  
[Zach.gring@gcrealtyinc.com](mailto:Zach.gring@gcrealtyinc.com)

GC Realty & Development LLC  
219 E Irving Park Rd,  
Roselle, IL 60172  
630.854.6317

Duke Dennis  
Broker/Listing Agent  
630.854.6317  
[Duke.dennis@gcrealtyinc.com](mailto:Duke.dennis@gcrealtyinc.com)

The information provided herein was obtained from sources believed reliable; however, GC Realty & Development, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.