NEW PRICE REDUCTION

16,177 SF TRUCK MAINTENANCE FACILITY AVAILABLE FOR SALE OR LEASE IN O'HARE

2375 E. OAKTON STREET ARLINGTON HEIGHTS, ILLINOIS

CUSHMAN & WAKEFIELD

AN INVESTMENT BY





Property Features

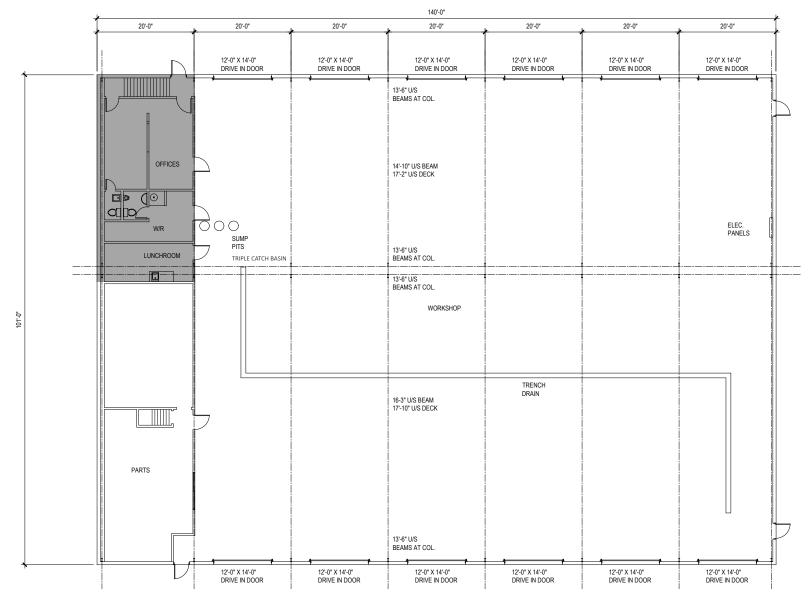
Available Size:	16,177 SF
Office Size:	1,288 SF
Land Size:	<u>+</u> 1.57 Acres
Clear Height:	13'6"-16'3"
Loading:	12 Bays (6 Drive Through)
Trailer Parking:	19 Stalls (Expandable)
Power:	200 Amps @ 480 Volts
Operating Expenses:	\$6.50 PSF
Lease Rate:	\$23.00 PSF Net
Sale Price:	\$6,000,000 (\$370.90 PSF)
Building Improvements Completed:	 Update Office Areas Paint, Repair and Replace Damages at Overhead Doors Update Landscaping New Wall & ADA Water Fountain New Fire Alarm System New Trailer Yard
Comments	 Immediate Access to I-90 via Elmhurst Road Truck Maintenance Facility in O'Hare Fully Fenced and Secure Lot Floor Drains Throughout Power and Airlines to Each Bay Triple Catch Basin



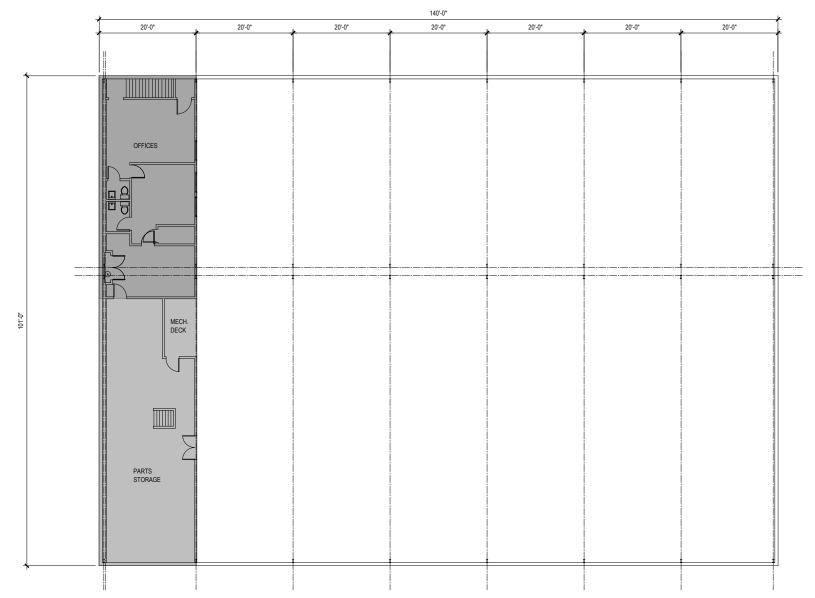


EXTERIOR MAINTENANCE BAY DOORS

Main Floor



Second Floor







FOR MORE INFORMATION, PLEASE CONTACT:

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