

FOR SALE

39,985 SF Industrial Property



539 West Algonquin Road
Arlington Heights, Illinois



POTENTIAL
6B IS
AVAILABLE





FOR SALE | 539 WEST ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS



PROPERTY FEATURES

539 West Algonquin Road is a single-tenant brick building on 2.01 acres. The building is approximately 39,500 square feet, including a $\pm 4,000$ SF office, two interior docks and two drive-in doors and has 16' clear height. The property is well located with immediate access to I-90 with tollway exposure and is crane served with additional land for parking or outside storage.




ADDRESS	539 W Algonquin Rd, Arlington Heights, IL
SITE SIZE	2.01 Acres
BUILDING SIZE	39,985 SF
OFFICE SIZE	$\pm 4,000$ SF
LOAD-BEARING MEZZANINE	$\pm 1,850$ SF (not included in overall SF)
LOADING	2 interior loading docks; 2 drive-in doors
CEILING HEIGHT	16' Clear
HVAC	Office is fully temperature controlled
YEAR BUILT	1969
PARKING	45 cars (expandable)
SPRINKLERED	Yes
REAL ESTATE TAXES	\$105,000 (\$2.63 PSF) Parcel 08-16-103-021-0000
SALE PRICE	\$3,798,575 (\$95.00 PSF)
HIGHLIGHTS	<ul style="list-style-type: none">• Free-standing building• Crane-served facility• Potential outside storage• Heavy manufacturing amenities• Immediate access to I-90 with full frontage/visibility





SITE PLAN

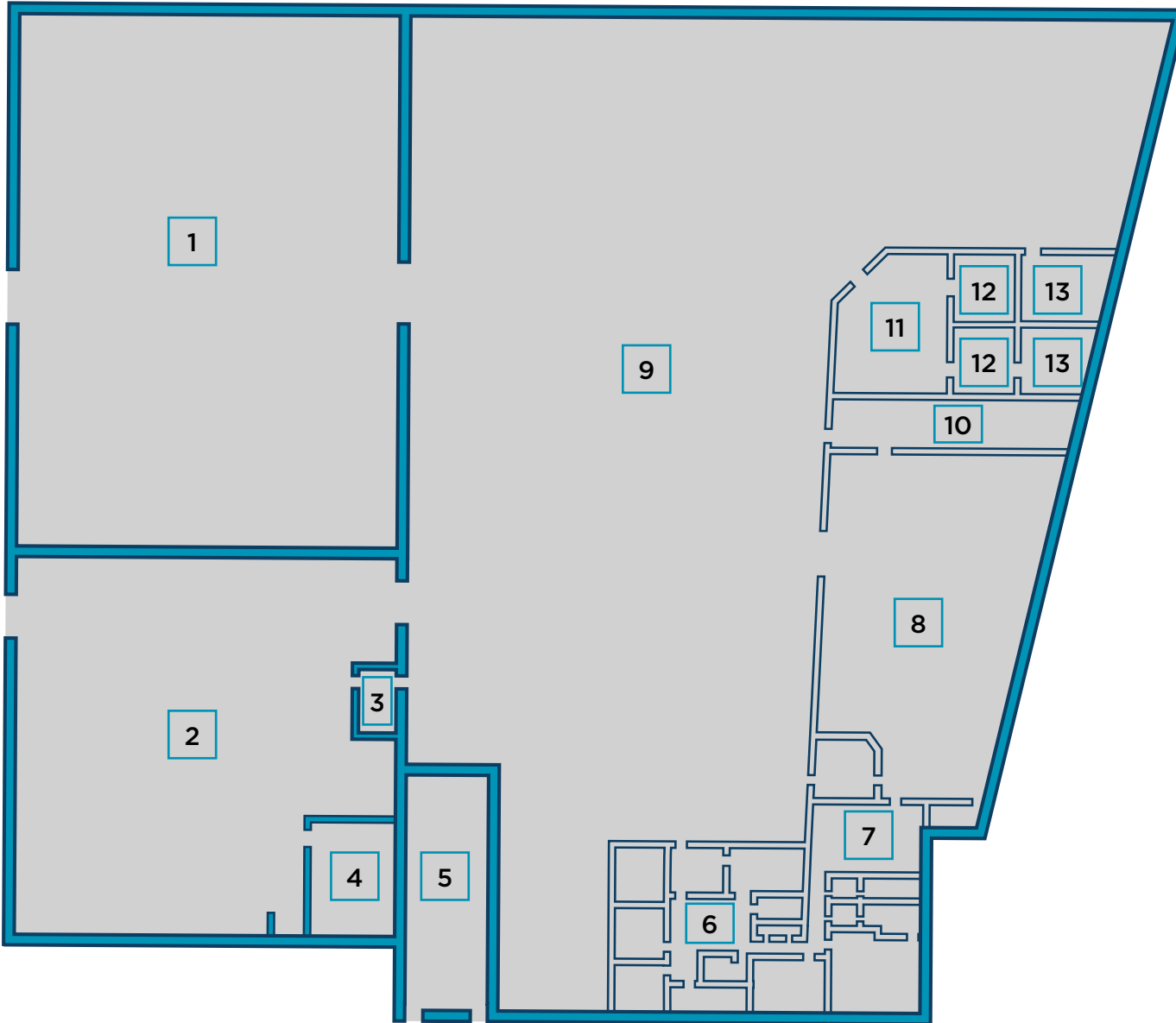


 UNOBSTRUCTED TOLLWAY
FRONTAGE
147,300 VPD (Source: IDOT)

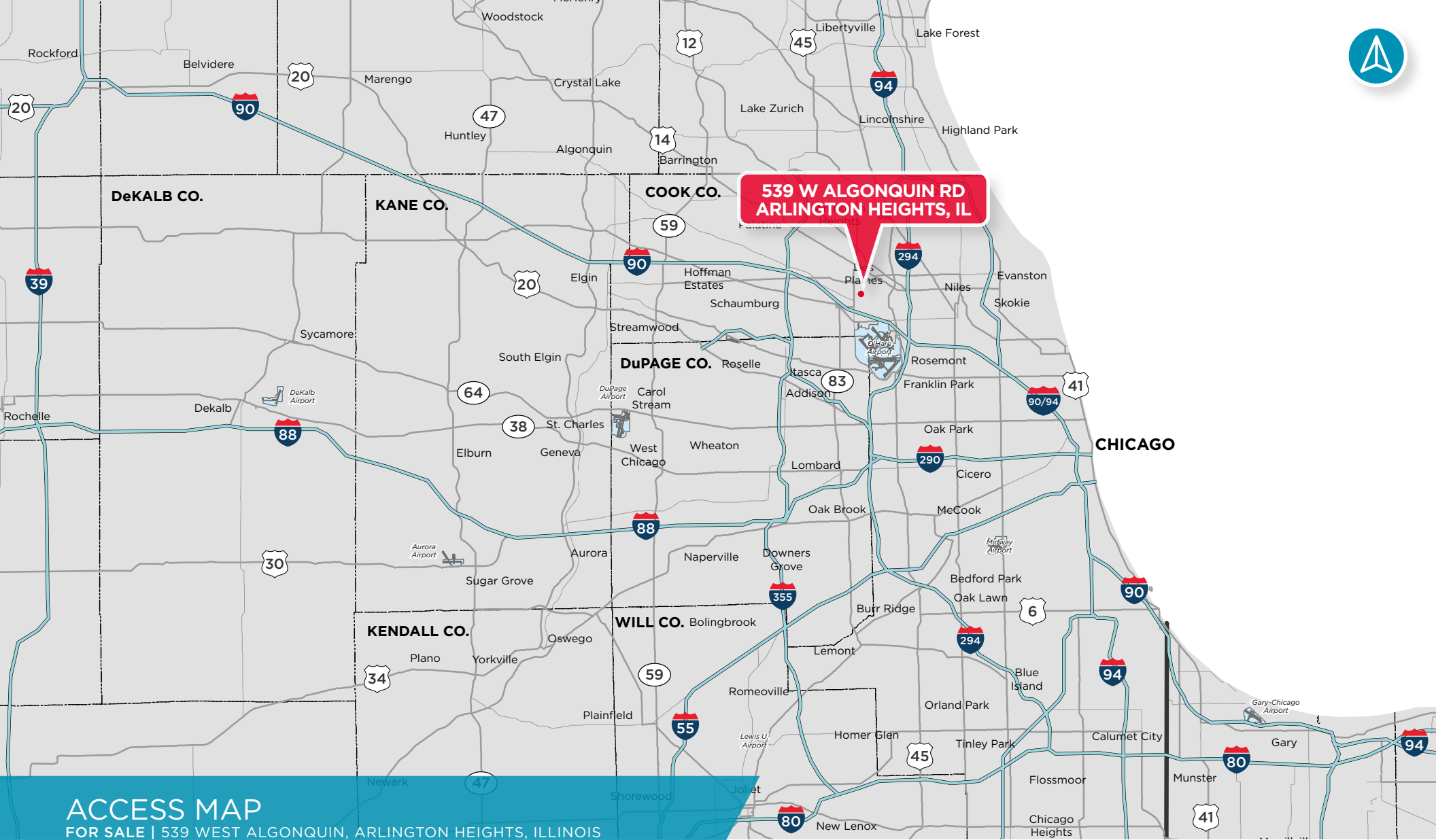




FLOOR PLAN



1	Second Addition
2	First Addition
3	Shipping Office
4	Honeywell Assembly
5	Dock
6	Office Space
7	Quality Control Department
8	Tool Room
9	Shop Area
10	EDM
11	Lunch Area
12	Restrooms
13	Lockers



ACCESS MAP

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FOR MORE INFORMATION, CONTACT:

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