FOR SALE

39,985 SF Industrial Property







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 ±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	±4,000 SF
LOAD-BEARING MEZZANINE	±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	 Free-standing building Crane-served facility Potential outside storage Heavy manufacturing amenities Immediate access to I-90 with full frontage/visibility

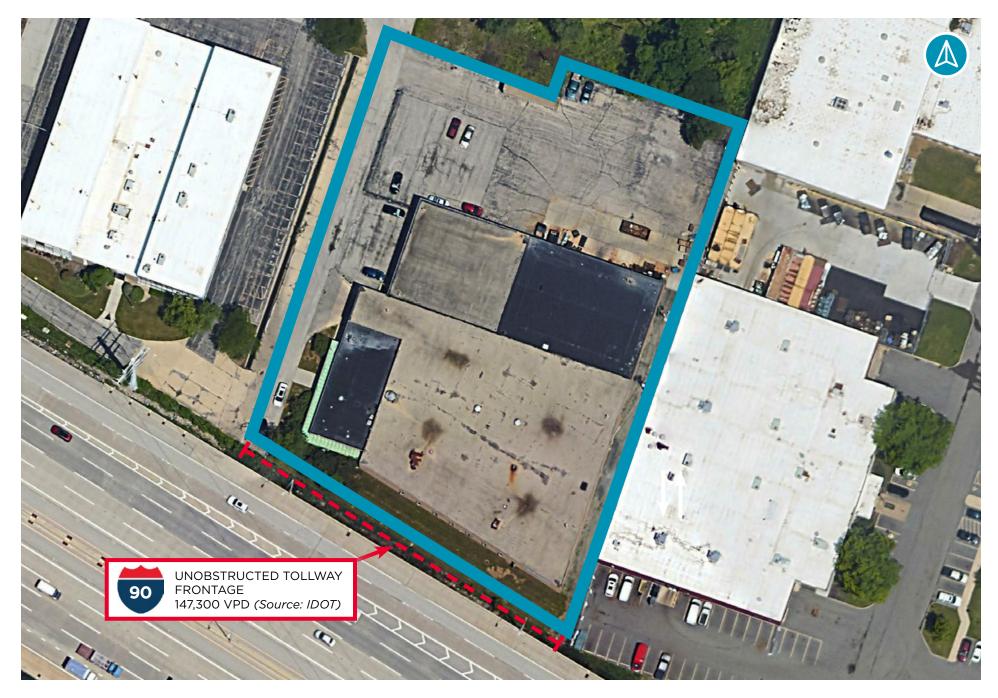








SITE PLAN



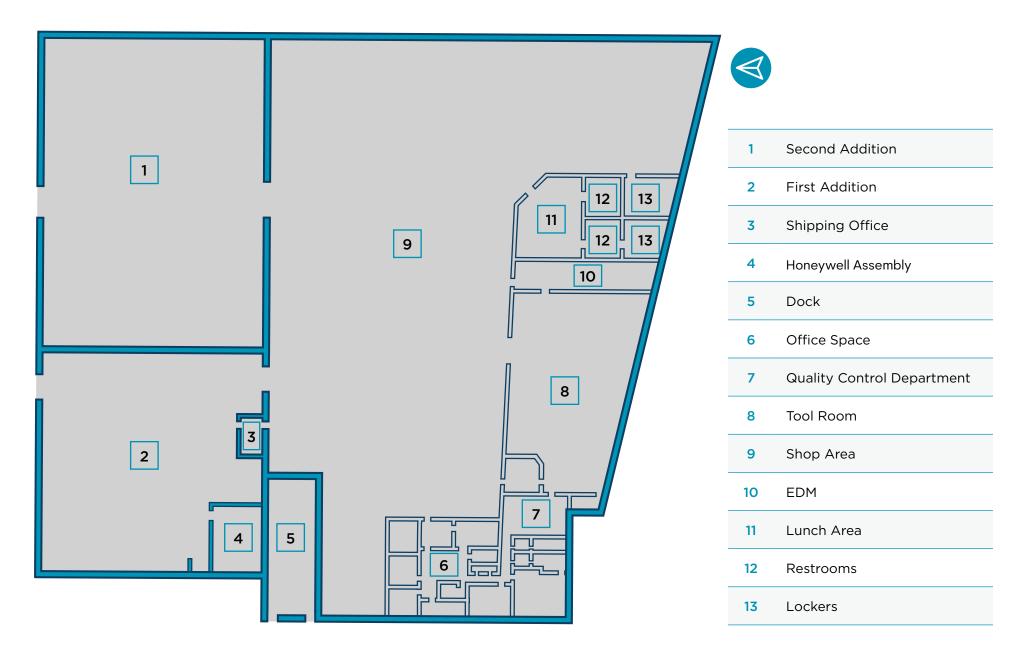


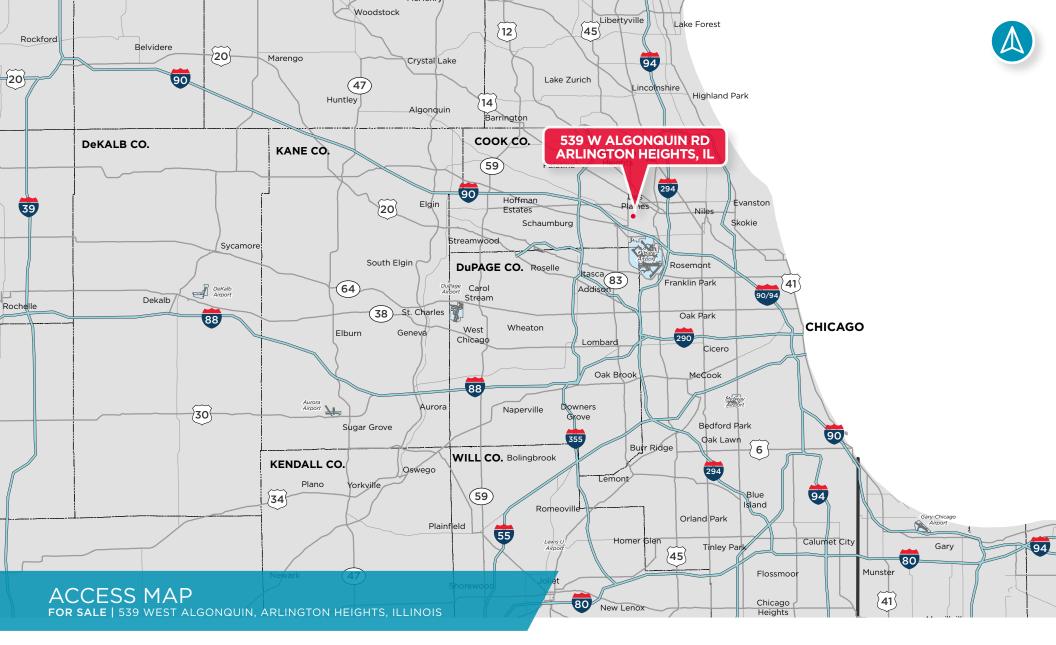






FLOOR PLAN





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