

# Village of Arlington Heights Available Industrial Space



## **Village of Arlington Heights**

Department of Planning and Community Development  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

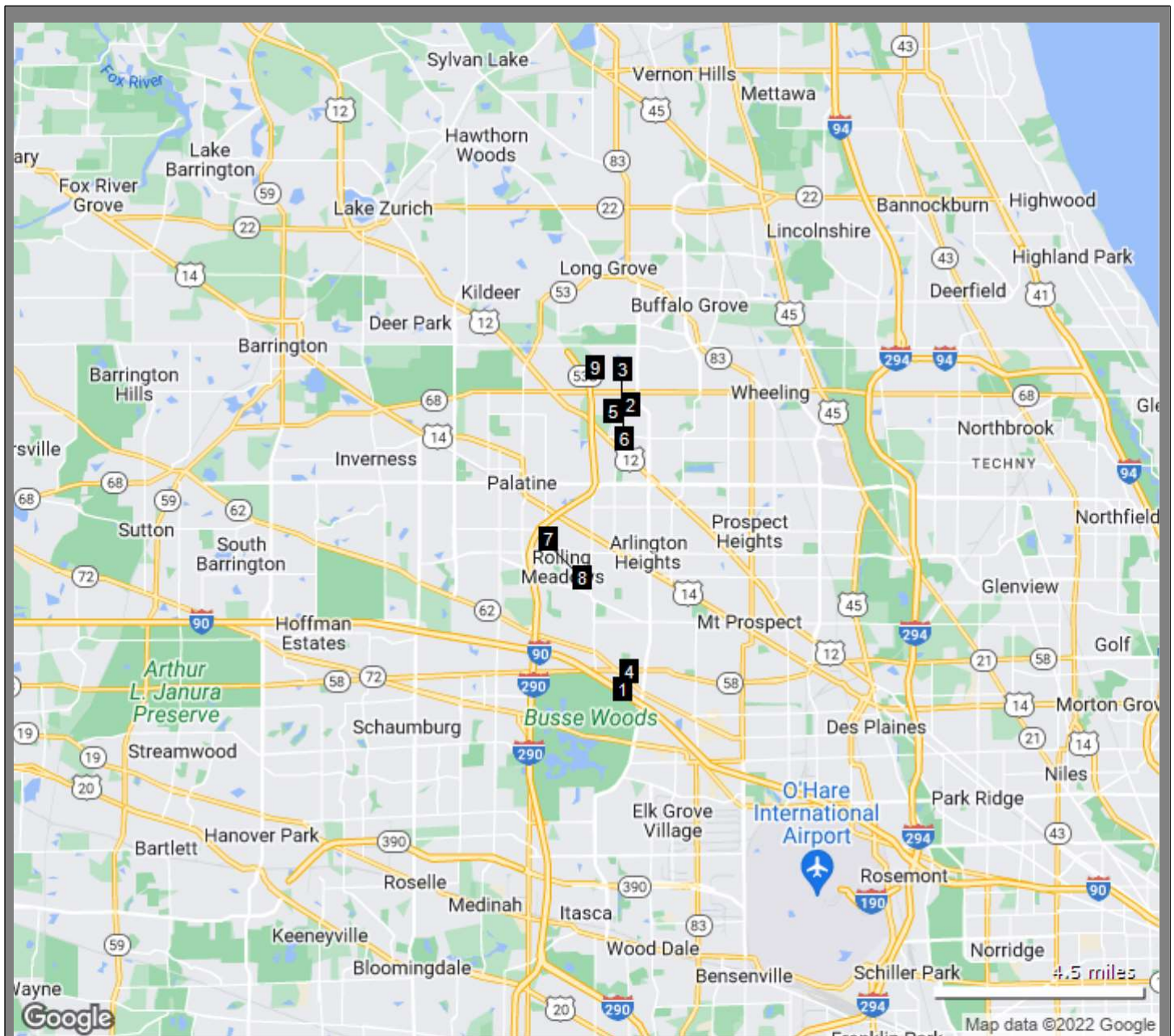
847-368-5200

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# Village of Arlington Heights



1



**543 W Algonquin Rd**  
**Arlington Heights, IL 60005**

**Cook County**

**Northwest Cook Ind Submarket**

Building Type: **Class C Industrial**  
 Status: **Built 1990**  
 Building Size: **34,210 SF**  
 Land Area: **1.98 AC**  
 Stories: **2**  
 Expenses: **2020 Tax @ \$3.38/sf**  
 For Sale: **For Sale - Active**

Space Avail: **34,210 SF**  
 Max Contig: **34,210 SF**  
 Smallest Space: **34,210 SF**  
 Rent/SF/Yr: **\$7.50**  
 % Leased: **0%**

Sales Company: Value Industrial Partners: Brian Gedvilas (630) 333-1900  
 Landlord Rep: Value Industrial Partners / Brian Gedvilas (630) 333-1900 -- 34,210 SF /19,900 ofc (34,210 SF)



Please check with Planning Staff for confirmation of zoning and parking before entering into agreement with property owner. Staff recommends including contingency language as well.  
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2		<p><b>406-408 W Campus Dr</b>  <b>Arlington Heights, IL 60004</b>  <b>Cook County</b>  <b>South Lake County Ind Submarket</b></p>	<p>Building Type: <b>Class B Flex/Light Distribution</b>            Status: <b>Built 1978</b>            Building Size: <b>8,637 SF</b>            Land Area: <b>0.44 AC</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$4.29/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>1,400 SF</b>            Max Contig: <b>1,400 SF</b>            Smallest Space: <b>1,400 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>83.8%</b></p> <p>Landlord Rep: The Stallard Group / Mike Mollerdingo (224) 200-4879 -- 1,400 SF (1,400 SF)</p>
3		<p><b>601 W Campus Dr</b>  <b>Arlington Ridge Tech Center B</b>  <b>Arlington Heights, IL 60004</b>  <b>Cook County</b>  <b>Northwest Cook Ind Submarket</b></p>	<p>Building Type: <b>Class B Flex/Light Distribution</b>            Status: <b>Built 1986</b>            Building Size: <b>90,000 SF</b>            Land Area: <b>3.10 AC</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$3.86/sf, 2003 Est Tax @ \$0.89/sf; 2003 Est Ops @ \$0.50/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>32,500 SF</b>            Max Contig: <b>30,000 SF</b>            Smallest Space: <b>2,500 SF</b>            Rent/SF/Yr: <b>\$11.00</b>            % Leased: <b>63.9%</b></p> <p>Landlord Rep: New Land Concepts, Ltd. / Joseph DeSalvo (847) 991-9990 -- 32,500 SF /7,886 ofc (2,500-30,000 SF)</p>
4		<p><b>501-571 W Golf Rd</b>  <b>Arlington Center</b>  <b>Arlington Heights, IL 60005</b>  <b>Cook County</b>  <b>Golf Road Northwest Cook Ind Submarket</b></p>	<p>Building Type: <b>Class B Warehouse</b>            Status: <b>Built 1974</b>            Building Size: <b>100,393 SF</b>            Land Area: <b>7 AC</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$2.88/sf; 2011 Ops @ \$1.80/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>2,946 SF</b>            Max Contig: <b>2,946 SF</b>            Smallest Space: <b>2,946 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>97.1%</b></p> <p>Landlord Rep: Value Industrial Partners / Brian Gedvilas (630) 333-1900 -- 2,946 SF /1,473 ofc (2,946 SF)</p>
5		<p><b>3160-3196 N Kennicott Ave</b>  <b>Kennicott Industrial Complex</b>  <b>Arlington Heights, IL 60004</b>  <b>Cook County</b>  <b>Northwest Cook Ind Submarket</b></p>	<p>Building Type: <b>Class B Warehouse</b>            Status: <b>Built 1981</b>            Building Size: <b>75,310 SF</b>            Land Area: <b>3.89 AC</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$2.74/sf, 2011 Est Tax @ \$2.66/sf; 1996 Ops @ \$0.50/sf, 2011 Est Ops @ \$0.70/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>10,097 SF</b>            Max Contig: <b>10,097 SF</b>            Smallest Space: <b>10,097 SF</b>            Rent/SF/Yr: <b>\$11.75</b>            % Leased: <b>86.6%</b></p> <p>Landlord Rep: Schnoll And Company Inc. / H.Jeffrey H. Meyer (847) 691-9900 / Jeffrey Schnoll (847) 444-0601 -- 10,097 SF (10,097 SF)</p>
6		<p><b>3353-3411 N Ridge Ave</b>  <b>Arlington Heights, IL 60004</b>  <b>Cook County</b>  <b>Northwest Cook Ind Submarket</b></p>	<p>Building Type: <b>Class C Warehouse</b>            Status: <b>Built 1979</b>            Building Size: <b>38,000 SF</b>            Land Area: <b>3 AC</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$2.60/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>7,366 SF</b>            Max Contig: <b>7,366 SF</b>            Smallest Space: <b>2,260 SF</b>            Rent/SF/Yr: <b>\$8.50</b>            % Leased: <b>80.6%</b></p> <p>Landlord Rep: GC Realty &amp; Development LLC / Brad Bullington (630) 674-6989 / Ian Pattison (847) 650-3124 -- 7,366 SF /1,900 ofc (2,260-7,366 SF)</p>



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<p><b>7</b></p>		<p><b>3350 W Salt Creek Ln</b>  <b>Arlington Heights, IL 60005</b>  <b>Cook County</b>  <b>Northwest Cook Ind Submarket</b></p>	<p>Building Type: <b>Class B Flex/Showroom</b>            Status: <b>Built 1985</b>            Building Size: <b>38,687 SF</b>            Land Area: <b>3.90 AC</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$5.31/sf, 2015 Est Tax @ \$4.23/sf; 2017 Ops @ \$2.41/sf, 2015 Est Ops @ \$3.83/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>13,056 SF</b>            Max Contig: <b>5,000 SF</b>            Smallest Space: <b>3,056 SF</b>            Rent/SF/Yr: <b>\$17.00</b>            % Leased: <b>66.3%</b></p>
<p>Landlord Rep: Avalon Realty Associates, L.L.C. / J.Carlo J. Santucci (847) 506-1000 X5132 / Joseph Santucci (847) 506-1000 -- 13,056 SF (3,056-5,000 SF)</p>				
<p><b>8</b></p>		<p><b>3350 W Salt Creek Ln</b>  <b>Arlington Business Center Office/Warehouse</b>  <b>Arlington Heights, IL 60005</b>  <b>Cook County</b>  <b>Northwest Cook Ind Submarket</b></p>	<p>Building Type: <b>Class B Flex/Light Distribution</b>            Status: <b>Built 1984</b>            Building Size: <b>40,633 SF</b>            Land Area: <b>3.58 AC</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$4.92/sf, 2016 Est Tax @ \$6.10/sf; 2019 Ops @ \$2.35/sf, 2005 Est Ops @ \$1.87/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>4,689 SF</b>            Max Contig: <b>4,689 SF</b>            Smallest Space: <b>4,689 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>100%</b></p>
<p>Landlord Rep: Entre Commercial Realty LLC / T.Dan T. Jones (847) 310-4299 / Daniel J. Benassi (847) 310-4298 / Mike DeSerto (224) 588-3026 / Elisabeth Lazzara (847) 310-4295 -- 4,689 SF (4,689 SF)</p>				
<p><b>9</b></p>		<p><b>3930 N Ventura Dr</b>  <b>Arlington Heights, IL 60004</b>  <b>Cook County</b>  <b>S/E/C Northwest Cook Ind Submarket</b></p>	<p>Building Type: <b>Class B Flex/R&amp;D</b>            Status: <b>Built 1986</b>            Building Size: <b>57,000 SF</b>            Land Area: <b>4.48 AC</b>            Stories: <b>1</b>            Expenses: <b>2020 Tax @ \$6.65/sf, 2004 Est Tax @ \$3.33/sf; 2004 Est Ops @ \$2.94/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>9,821 SF</b>            Max Contig: <b>9,821 SF</b>            Smallest Space: <b>9,821 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>82.8%</b></p>
<p>Landlord Rep: JBS Commercial Real Estate / Jason Shibata (312) 462-1022 / Brian Silverman (312) 462-1023 -- 9,821 SF (9,821 SF)</p>				

