

MILLENNIUM PROPERTIES R/E

Perfect User Opportunity - 60,142 SF Office Building

5350 Keystone Ct., Rolling Meadows, IL

\$2,500,000



Property Highlights

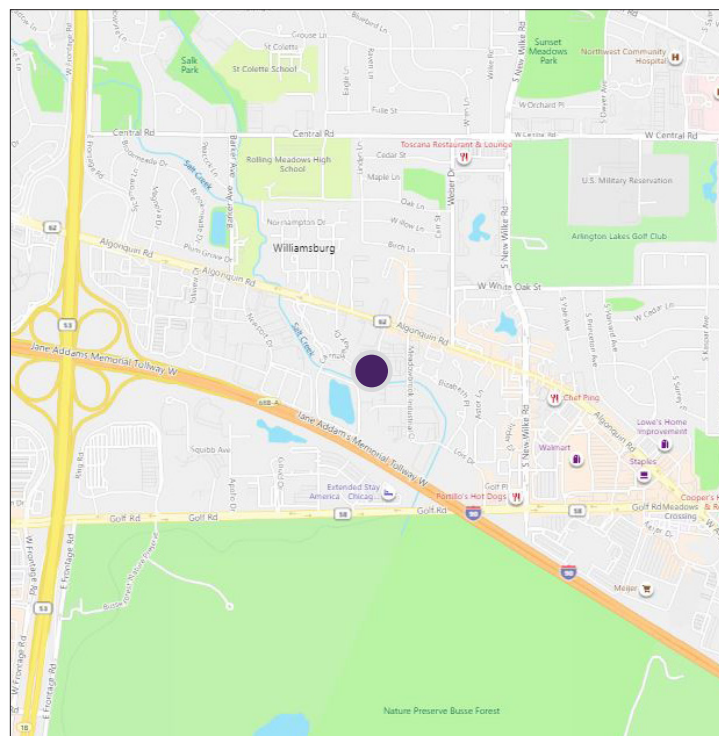
- 60,142 SF office building
 - Ability to sub-divide
 - Truck dock with 3 drive-in doors
 - Office space - 55,444 SF
 - Warehouse space - 3,185 SF
 - Dock - 1,513 SF
- Fiber with two separate points of entry, newer roof, ample parking
- Fully sprinklered
- Located just off Algonquin Road
- Easy transportation via/to Algonquin Road, Route 53/Frontage Road, Northwest Tollway, O'Hare International Airport
- Nearby attractions include: Woodfield Mall, several hotels, dining and shopping
- Land area: 5.74 acres
- Zoning: M-1
- Potential to redevelop site/building
- Taxes (2019): \$224,257

Property Overview

Constructed in 1980, this single-story, 60,142 square steel-frame and masonry constructed office building is located on Keystone Court in Rolling Meadows. Currently occupied by ownership, this Class B property could be sub-divided to accommodate four tenants. The property is improved with multiple offices, conference rooms, training rooms, kitchens, lunchrooms, several restrooms and entrances. There is also a warehouse and truck dock with three drive-in doors. The roof is flat, corrugated metal decking with 13' ceiling heights, gas-forced air and central air conditioning. The property is just minutes away from public transportation, Route 53 and the Northwest Tollway. Nearby corporations include 3-Com, Motorola and SONY Corporation.

In the northwest suburbs of Chicago, Rolling Meadows is 30 miles from the city of Chicago and has a great mix of office, industrial, retail and residential communities.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	10,552	89,156	281,946
Households	3,988	36,762	112,726
Median Income	\$64,059	\$81,585	\$82,52



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Additional Photos



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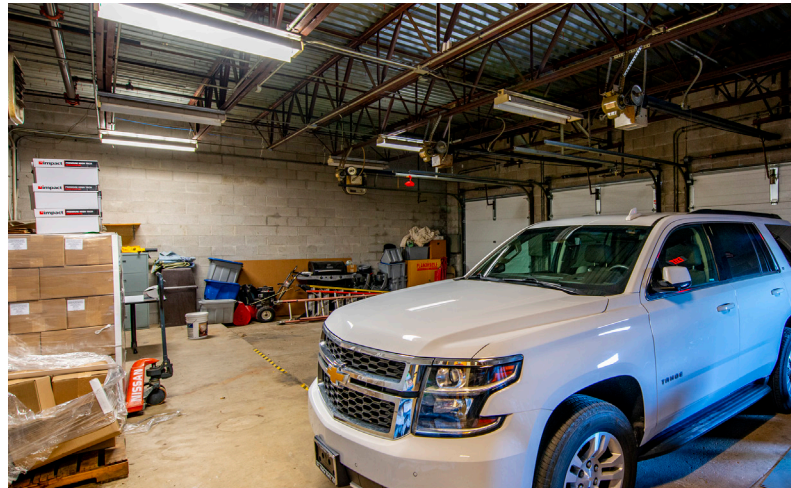
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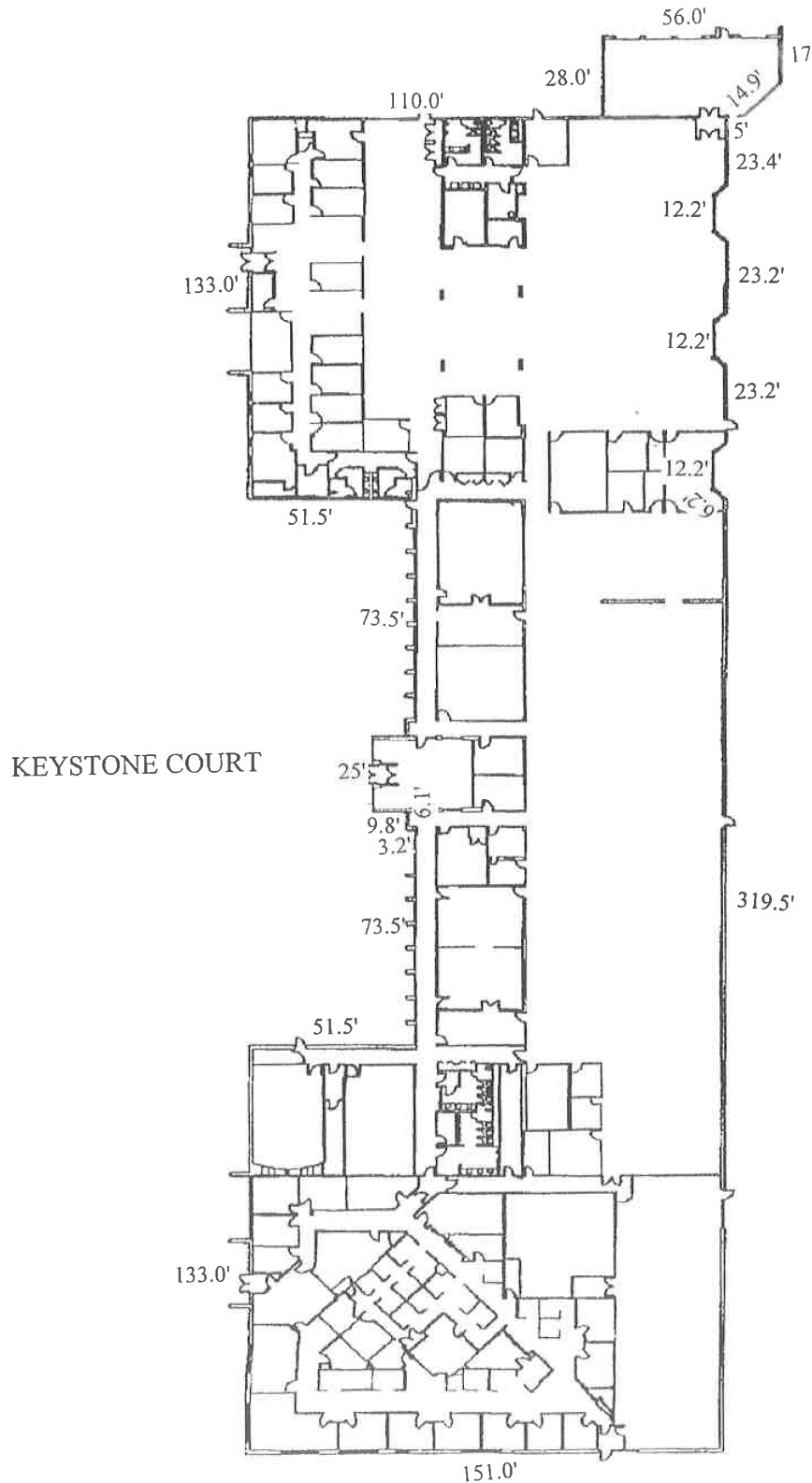
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