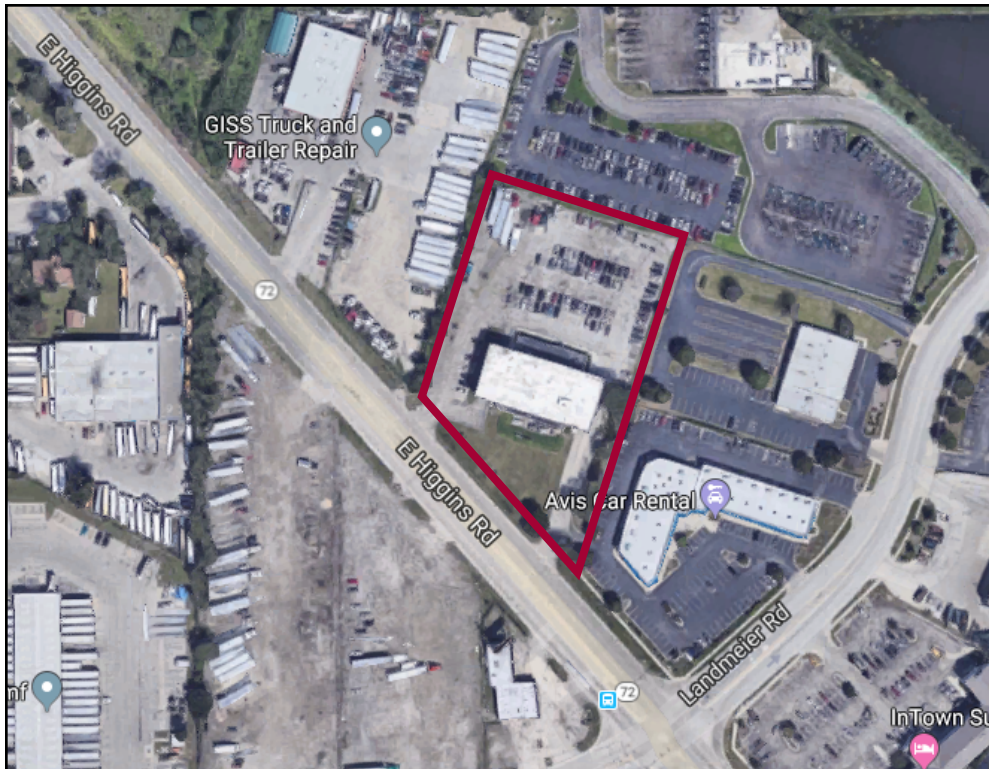


2300 E. Higgins Rd., Elk Grove Village, IL

Call for Pricing



## Property Highlights

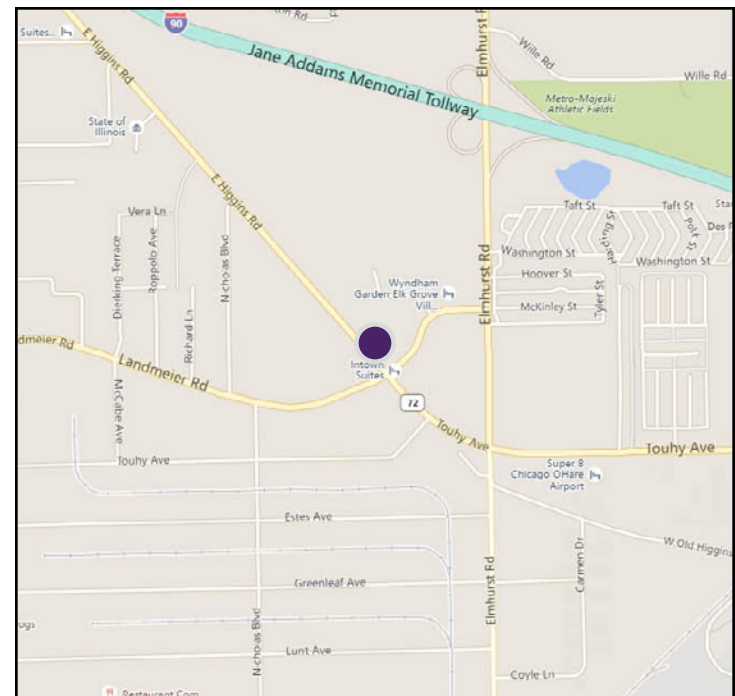
- 2.5 acre redevelopment site
- Potential for distribution center or flex industrial building
- 319.5' of frontage on Higgins
- Maximum Coverage: 80%
- Maximum FAR: 2.0
- Strong industrial market with low vacancy and limited new supply
- Currently used as 34,106 SF office
- Close to O'Hare western entrance
- Near I-90 entrance, Elmhurst Rd., Touhy Rd. and Landmeier Rd.
- Right to terminate leases on sale
- Zoning: I-2
- Taxes (2017): \$73,603

## Property Overview

This 2.5 acre redevelopment site can be used as a distribution center or flex industrial building. Currently, the site is improved with a three-story, 34,106 square foot office building with the right to terminate leases on sale. As an industrial property, this site is a short drive away from intermodal rail, the extensive highway network around Chicago as well as O'Hare International Airport. The O'Hare industrial market is very strong with a low vacancy rate and limited new development activity.

Due to its proximity to the western entrance to O'Hare, this area features a mix of office buildings and industrial properties, such as distribution centers and flex buildings. Close to I-90, this is a great location for many businesses looking for office or industrial space in the northwest suburbs.

| DEMOGRAPHICS     | 1 Mile | 3 Mile | 5 Mile  |
|------------------|--------|--------|---------|
| Population       | 7,291  | 75,021 | 220,812 |
| Total Businesses | 773    | 5,079  | 14,307  |



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# MILLENNIUM PROPERTIES R/E *O'Hare Redevelopment Site* *Near I-90 & Elmhurst Rd*

2300 E. Higgins Rd., Elk Grove Village, IL

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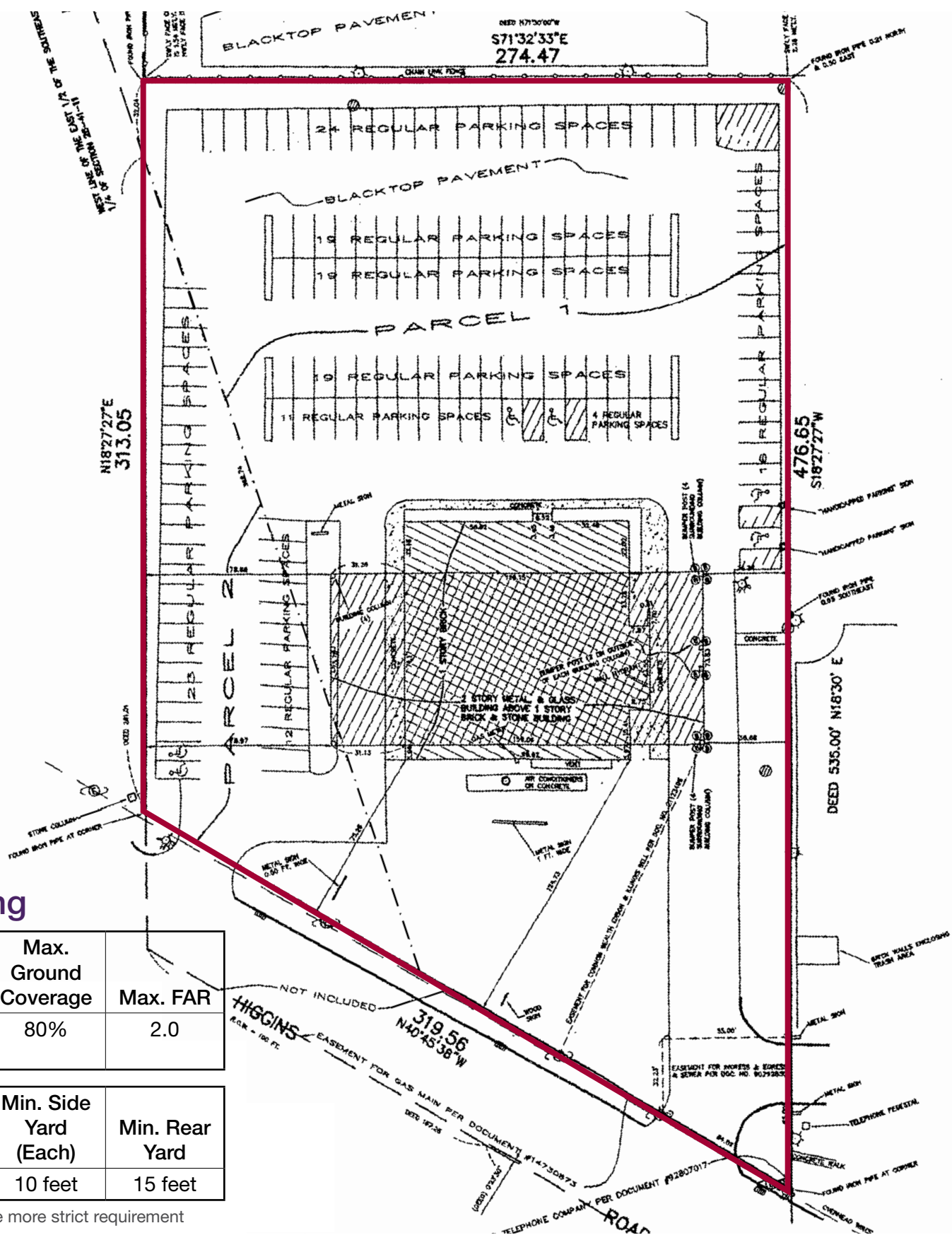


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# Elk Grove Office Building Near O'Hare: Plat of Survey



## I-2 Zoning

| Max. Bldg. Height    | Max. Ground Coverage | Max. FAR |
|----------------------|----------------------|----------|
| 6 stories or 60 ft.* | 80%                  | 2.0      |

| Min. Front Yard | Min. Side Yard (Each) | Min. Rear Yard |
|-----------------|-----------------------|----------------|
| 25 feet         | 10 feet               | 15 feet        |

\* Whichever is the more strict requirement