

2225 E. Oakton St., Arlington Heights, IL

\$ 750,000



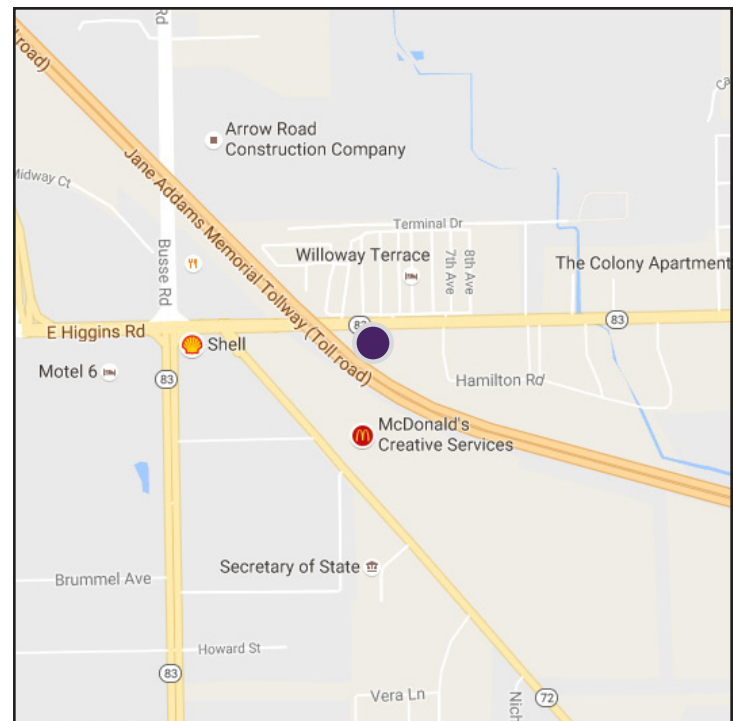
Property Highlights

- 13,400 SF light industrial building
 - 5,582 SF built out as offices
 - 7,818 SF warehouse
- Close to Jane Addams Expwy., Busse and Higgins Rd.
- Two sided monument visible from I-90
- Fenced parking lot for additional outdoor storage
- Two drive-in doors
- Great opportunity for user
- Land Area: 0.88 ac or 38,712 SF
- Zoning: I-1 (Cook County)
- Taxes (2015): \$53,044 under pro-test

Property Overview

This 13,400 SF light industrial building sits on a 0.88 ac site near the Jane Addams Tollway. 5,582 SF of the building is built out as office space with private offices, and area for cubicles, boardrooms and several rest rooms. The rest of the building is warehouse space with two drive-in doors. To the west of the property is a fenced paved lot that can be used as outdoor storage or additional parking.

Located in unincorporated Cook County, the property has great visibility from both directions of the tollway. It is also ideally located close to the Higgins Rd. and Busse Rd intersection and less than two miles from O'Hare.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	20,112	97,466	248,594
Growth 2015-2020	3.16%	1.66%	1.65%
Households	7,796	37,280	97,332
Average Income	\$51,763	\$63,445	\$64,867