

For Lease

AVAILABLE:
2,200 - 6,800 SF

3357-3359B N. Ridge Ave.
Arlington Heights, IL

AVAILABLE:	2,200 - 6,800 SF
OFFICE:	500 SF
LOT SIZE:	130,680 SF
CONSTRUCTION:	MASONRY
PARKING:	1/1,000 SF
YEAR BUILT:	1979
CEILING HEIGHT:	16'
LOADING:	3 LOADING DOCKS
SPRINKLERED:	NO
ZONING:	M-1
LEASE RATE:	\$14.25 PSF MG

✓
Heavy
Docking

✓
Professionally
Owned &
Managed

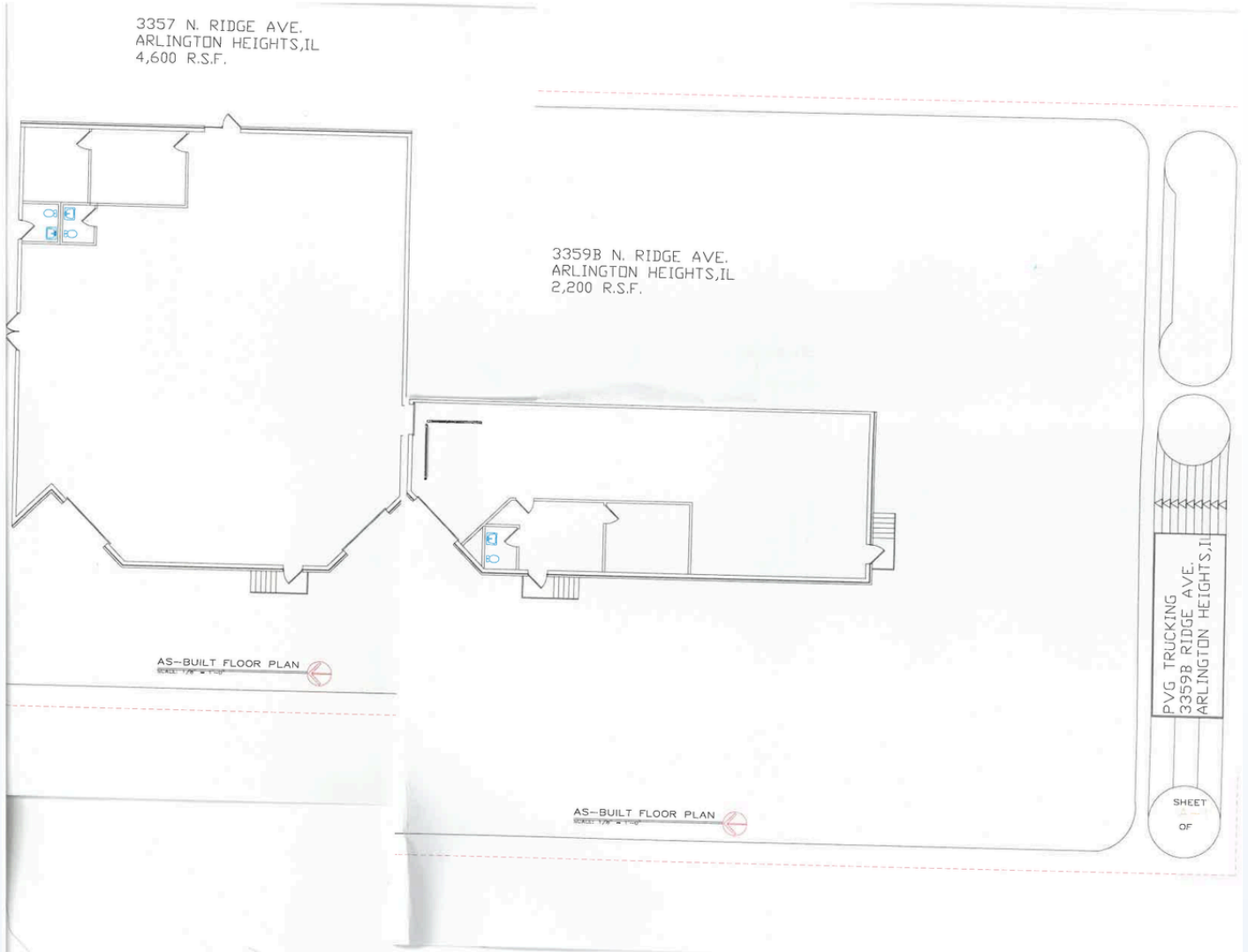
✓
Available
June 1, 2026

✓
Good
Clearance

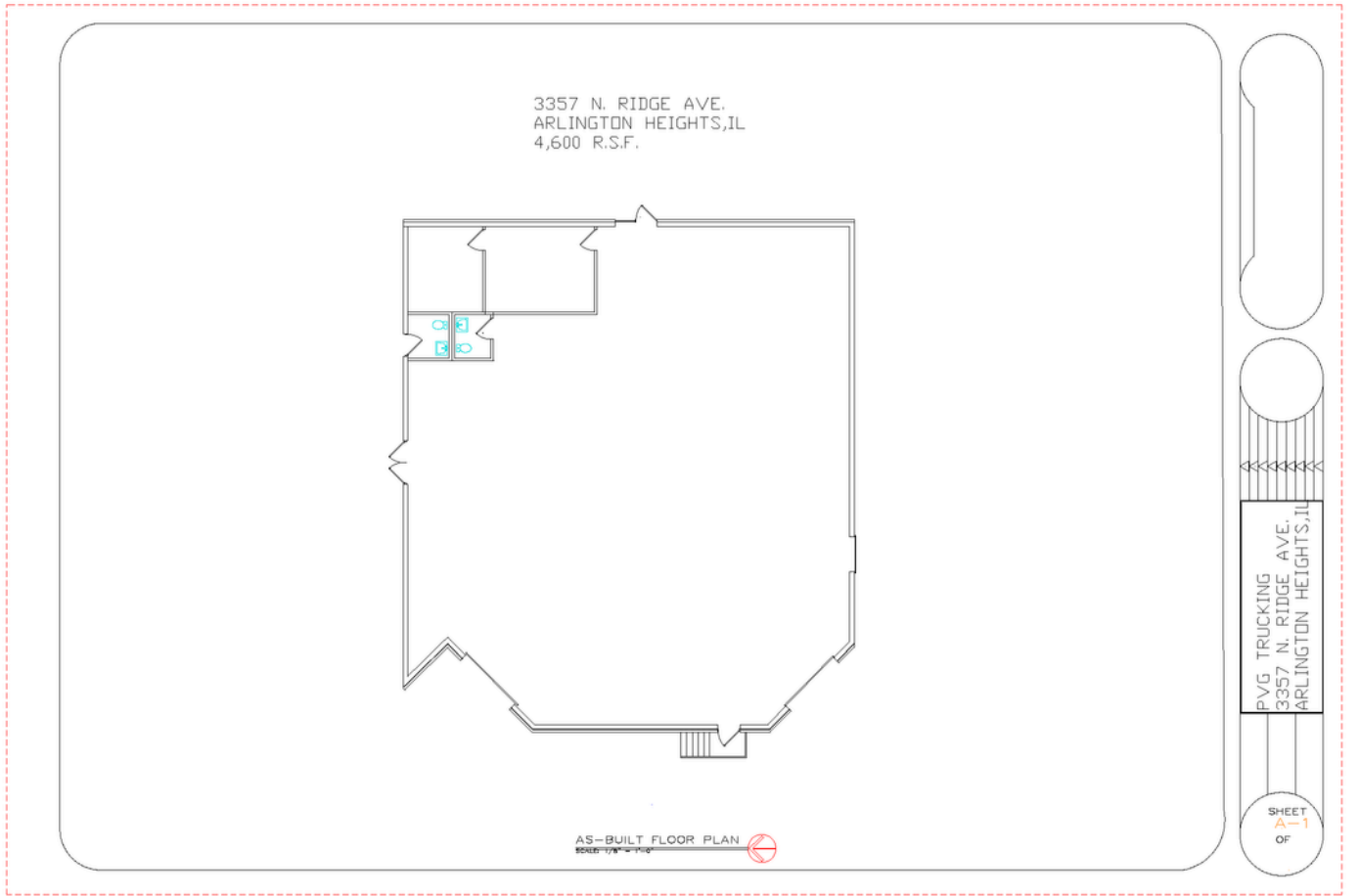
Presented By:

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Combined Floor Plan

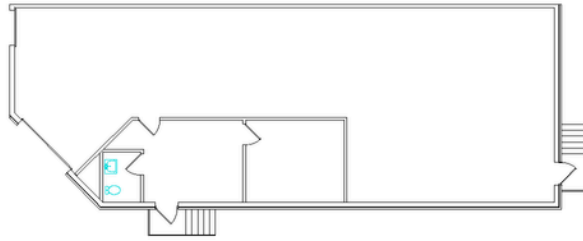


Unit 3357 Floor Plan



Unit 3359 Floor Plan

3359B N. RIDGE AVE.
ARLINGTON HEIGHTS, IL
2,200 R.S.F.

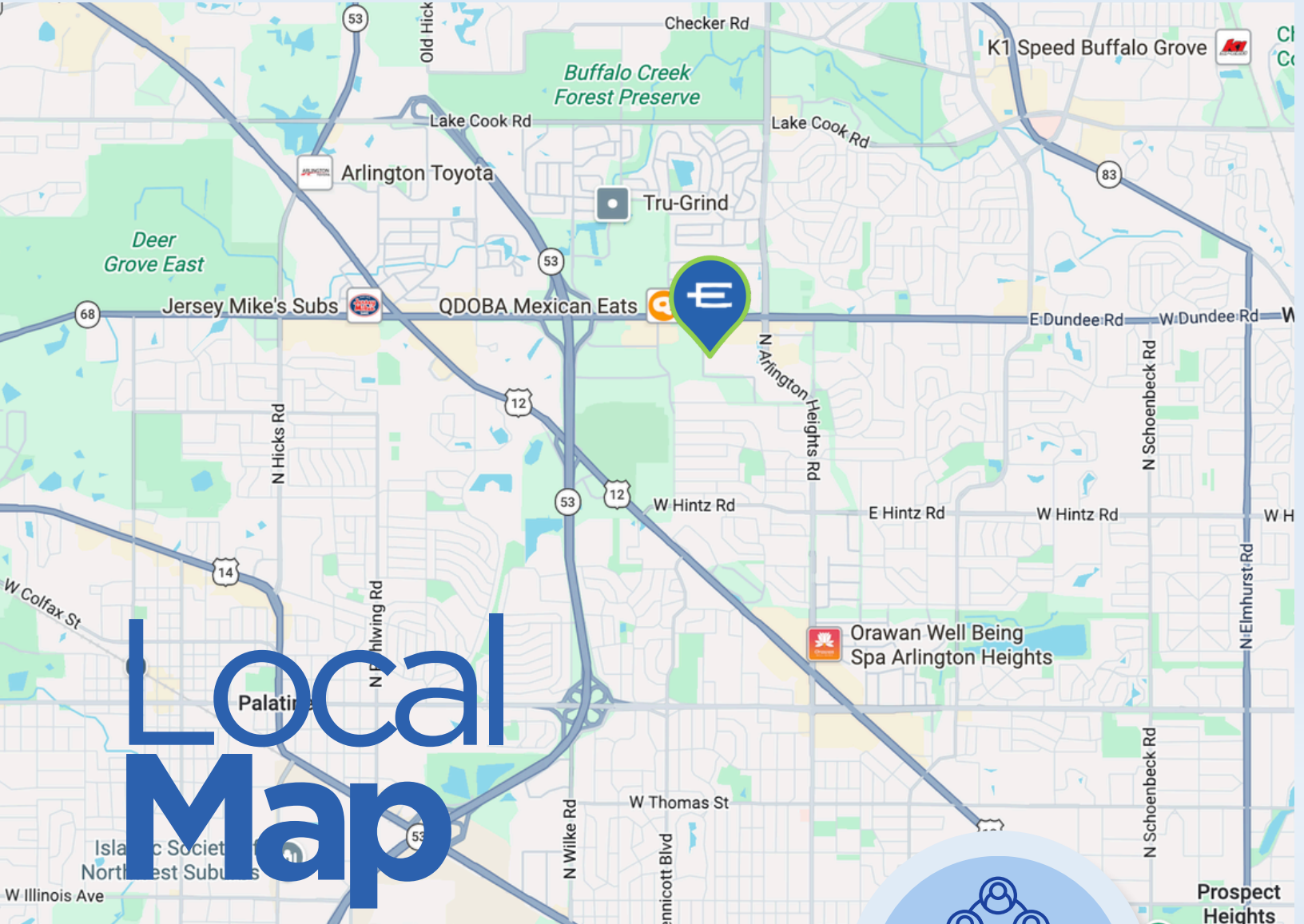


AS-BUILT FLOOR PLAN
SCALE: 1/8" = 1'-0"

PVG TRUCKING
3359B RIDGE AVE.
ARLINGTON HEIGHTS, IL


SHEET
A-1
OF





Local Map

3357-3359B N. Ridge Ave.
Arlington Heights, IL



Near IL-53/
IL-68
Interchange



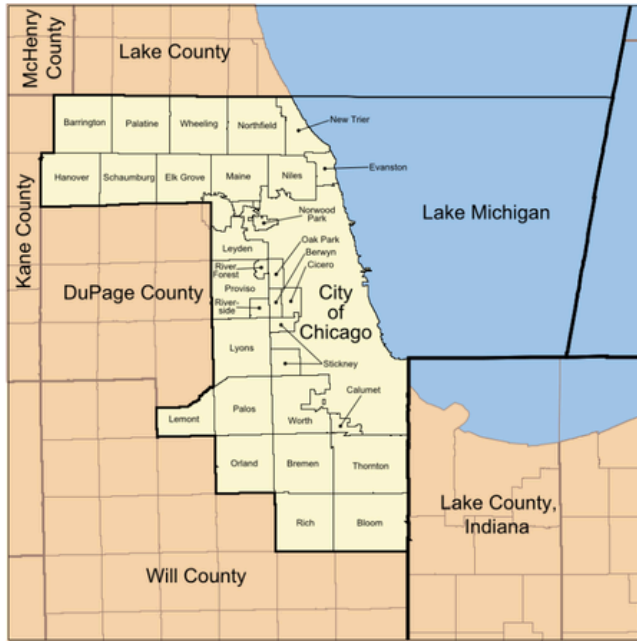
Profesionally
Owned &
Managed



Skilled
Labor
Force



Location



Cook County

Situated at the core of the Chicago metropolitan area, Cook County offers unmatched access to global markets, world-class transportation networks, and a deep, diverse talent pool. With a robust economic base, thriving urban centers, established industrial districts, and strong infrastructure, the region supports innovation, expansion, and long-term business success.



Diverse Industry Mix

A broad economic base spans finance, technology, healthcare, logistics, manufacturing, and creative industries—driving stability and opportunity.



Educated Workforce

A deep talent pipeline supported by leading universities and specialized training programs equips employers with highly skilled professionals.



Extensive Transportation

Global connectivity is powered by major interstates, extensive public transit, freight networks, and two international airports.



Varied Housing Options

From vibrant city neighborhoods to quiet suburban areas, the region offers housing to fit different lifestyles, needs, and budgets.



Excellent Quality of Life

Rich cultural attractions, renowned dining, expansive parks, and top-tier entertainment create a dynamic, livable environment.



Reliable Utilities

Established infrastructure and strong service providers deliver consistent, dependable utilities that support growth and development.



Medical and Healthcare Facilities

Home to nationally recognized hospitals, research centers, and specialty clinics, the region offers comprehensive, advanced healthcare.



Business Friendly Communities

Local governments promote investment through development resources, strategic incentives, and supportive economic partnerships.



**Exclusively
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