

AVAILABLE FOR SALE / LEASE

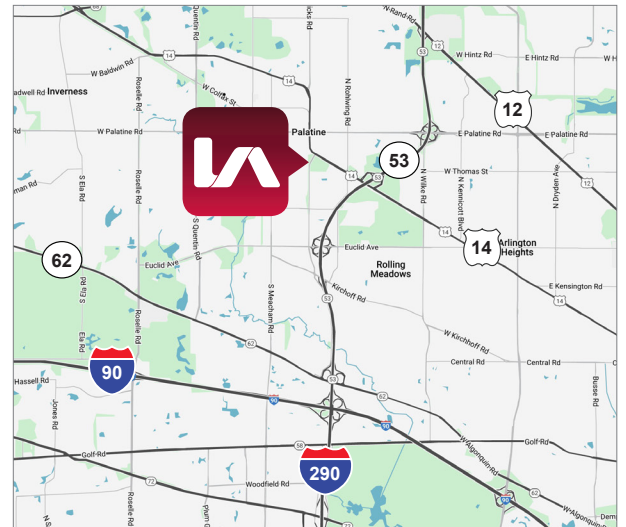
250 S. HICKS ROAD

PALATINE, IL 60067



BUILDING SPECIFICATIONS:

BUILDING SIZE:	±60,160 SF
OFFICE:	To suit (none currently) 1,500 SF mezzanine warehouse office
SITE SIZE:	2.92 acres
CLEAR HEIGHT:	20'
COLUMNS:	31' x 40'
LOADING:	› Four (4) docks (2 interior - 60' bay, 2 exterior) › Three (3) 14' drive-in doors, four (4) total
SPRINKLER:	Wet
CONSTRUCTION:	Masonry
PARKING:	75 spaces
POWER:	2500+ amps - heavy power
2025 TAXES:	\$3.14 PSF
LEASE RATE:	Subject to Offer
SALE PRICE:	Subject to Offer
COMMENTS:	› Great stand-alone manufacturing building › 1 mile to full interchange onto Route 53, I-355 and I-290 › Close proximity to Metra stops - Arlington Heights and Palatine › Cross dock loading



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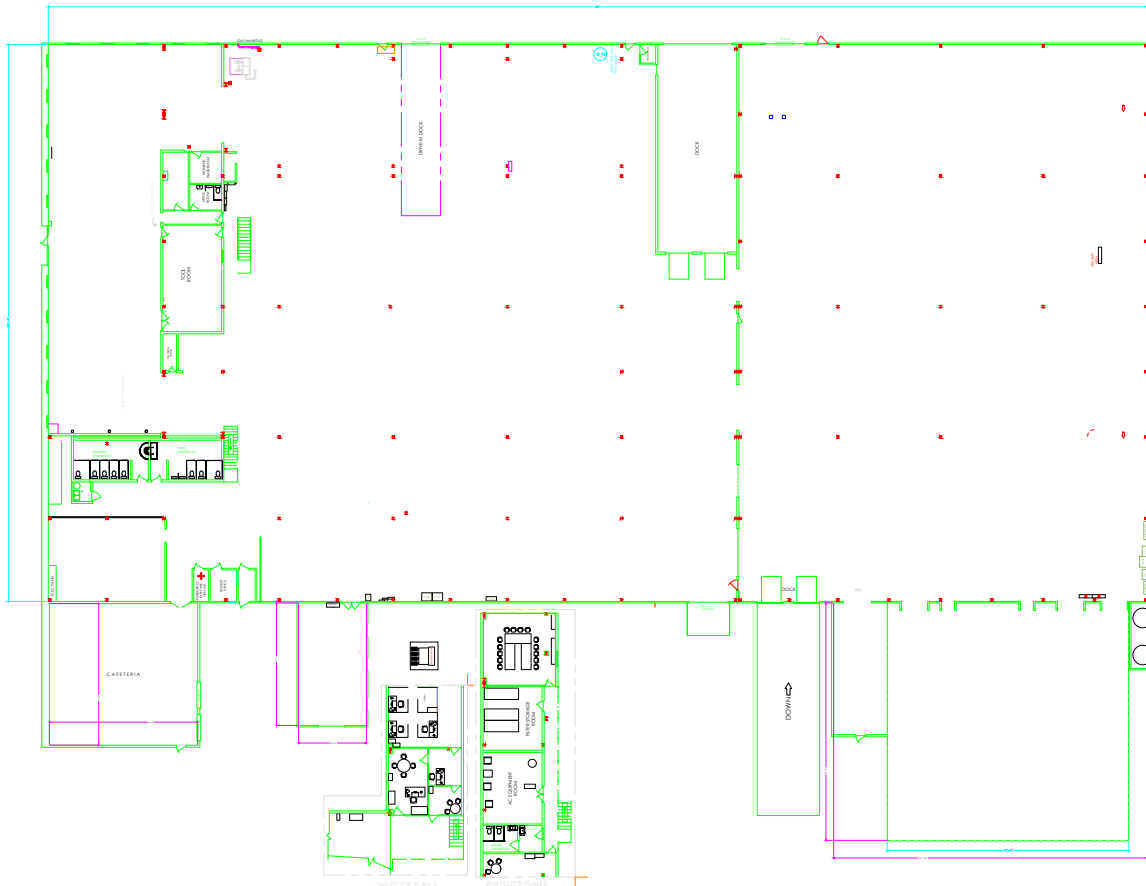
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