



99,365 SF Fully A/C Available

3311 N. Kennicott Ave
Arlington Heights, IL

About This Property

- Available Size: 68,588 SF - 99,365 SF
- Office Size: 25,355 SF - 40,355 SF
- Building Size: 99,365 SF
- Land Size: 10 Acres
- Clear Height: 24'
- Electric: 2,000 amps @ 480 volts
- Bay Size: 50' x 40'
- Car Parking: 1 per 1,000/SF (expandable)
- Loading: 6 interior docks, 2 drive-in doors
- Constructed: 1982
- 100% air conditioned
- Building expandable to 160,365 SF
- LED lighting
- 50 trailer parking spaces available
- New roof installed 2015 under warranty until 2030
- Excellent highway access at Dundee/Rt. 53
- Bonus mezzanine 15,154 SF with elevator (not included in square footage)
- Lease Rate: \$8.50/SF Net
- Sale Price: \$7,995,000

Contact us:

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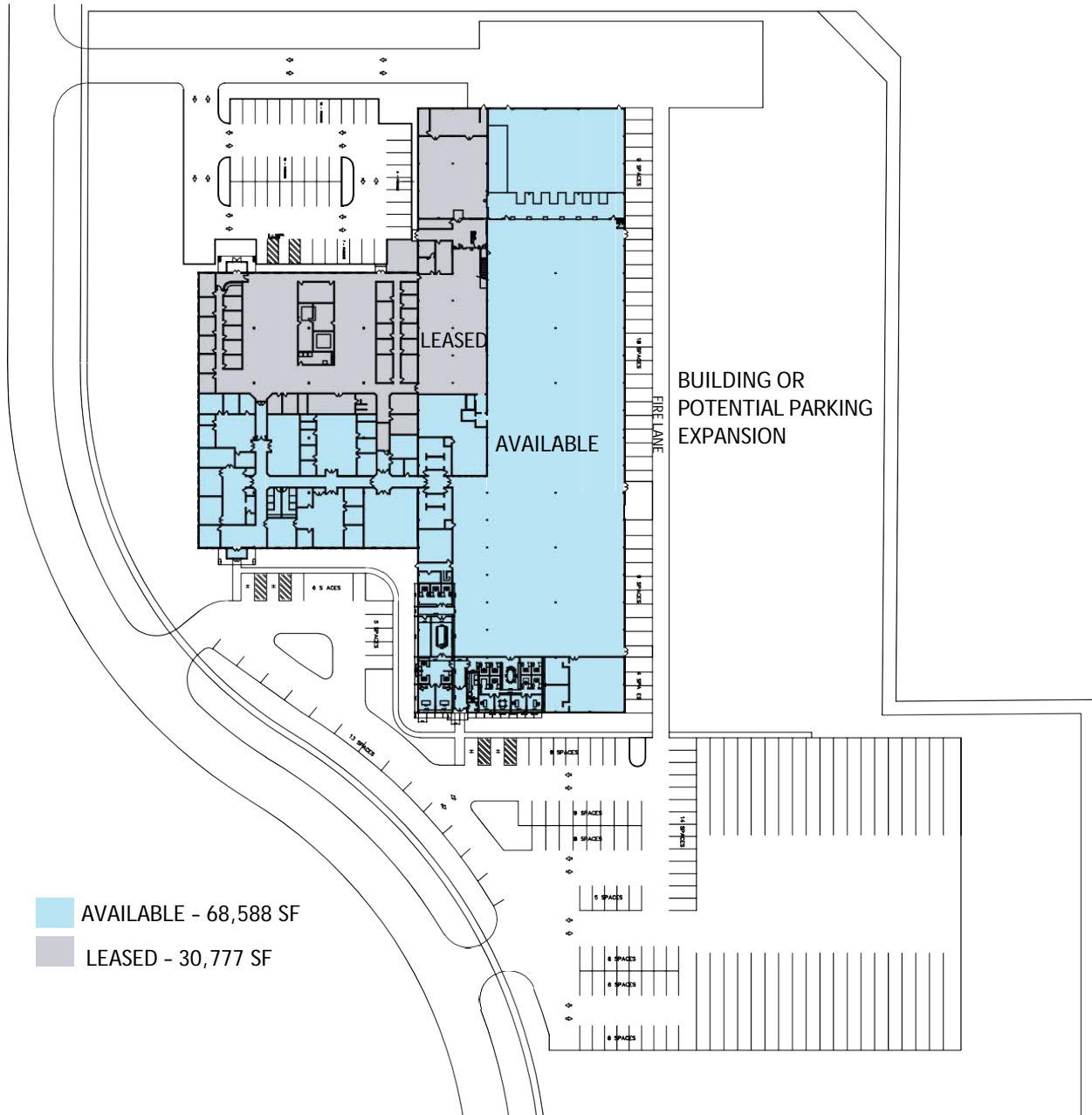
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Colliers International

6250 N. River Rd., Suite 11-100
Rosemont, IL 60018

Site Plan



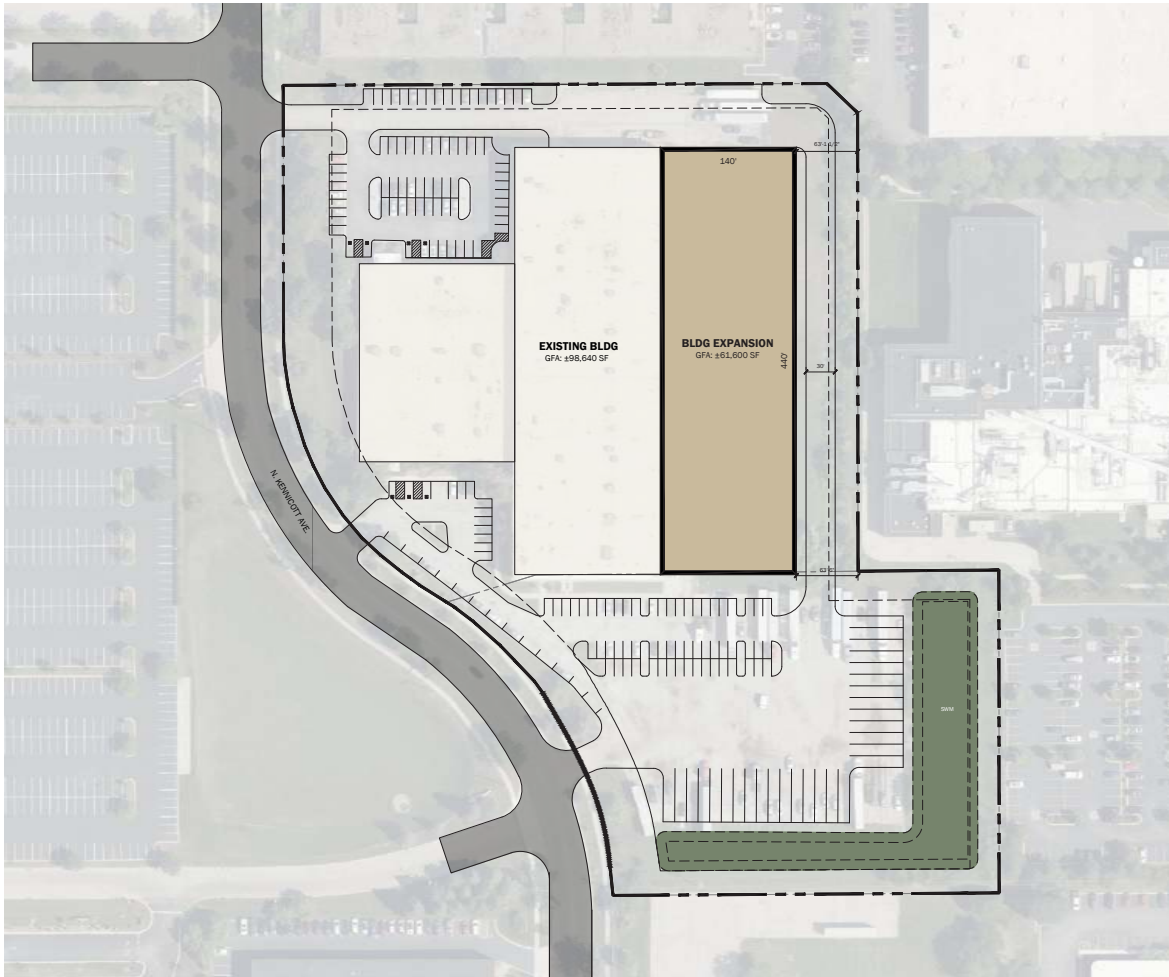
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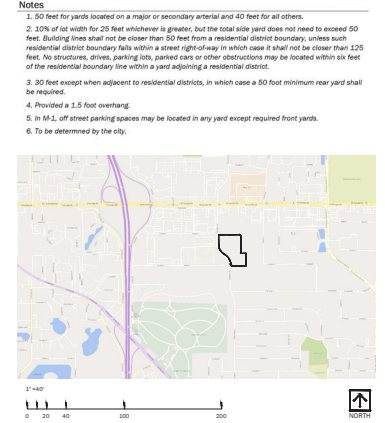
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Site Plan



DEVELOPMENT STANDARDS		
Zoning		
Jurisdiction		Arlington Heights
Zoning Designation		M-1
Max Building Coverage		TBD ⁶
Max F.A.R		2.50
Max Height		TBD ⁶
Max Stories		TBD ⁶
Req. Landscape		TBD ⁶
Building Setbacks		TBD ⁶
	Front	50 FT ¹
	Side	25 FT ²
	Rear	30 FT ³
Landscape Setbacks		
	Front	50 FT ⁵
	Side	SEE NOTE ^{5, 6}
	Rear	SEE NOTE ^{5, 6}
Parking Standards		
	Min Stall Size	9'x18'
	Drive Aisle	24 FT
	Fire Lane	26 FT
	Landscape Islands	9 FT
Required Parking		
	Office	1/300 SF
	Manufacturing	1/2 EMP
	Warehouse	1/2 EMP
PROJECT DATA		
Site Summary		APN(s): ##
Gross Site Area	442,101 SF	10.15 AC
Stormwater Management	29,188 SF	@ 7%
Net Site Area	412,933 SF	9.48 AC
Total Building Area(s)	Gross Floor Area	160,240 SF
	Footprint	160,240 SF
Coverage	Gross	36%
	Net	39%
FAR	Gross	0.36
	Net	0.39
Existing Building		
Building Area(s)	Footprint	98,640 SF
Cars Required	@5% Office	TBD
Existing Cars Provided	@1.05/1,000 SF	104 Stalls
	Req. Accessible	5 Stalls
Drive-in Doors		1
Docks	@1/16,440 SF	6
Building Expansion		
Building Area(s)	Footprint	61,600 SF
Cars Required	@5% Office	TBD
Existing Cars Provided	@0.7/1,000 SF	43 Stalls
	Req. Accessible	2 Stalls
Trailers		29 Stalls



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
 RECORD PARCEL DATA
 www.regid.com
 Stormwater Management Design:
 SOURCE DATA PROVIDED, APPROVAL,
 UNDERGROUND SYSTEM MAY BE REQUIRED.

SCHEME: 01

Conceptual Site Plan
 3311.3323 Kennicott - Building Expansion
 3311 North Kennicott Avenue, Arlington Heights, IL

WARE MALCOMB
 State of Illinois Design Firm Registration No. 128404069

CH20-0058-00
 2023.04.17

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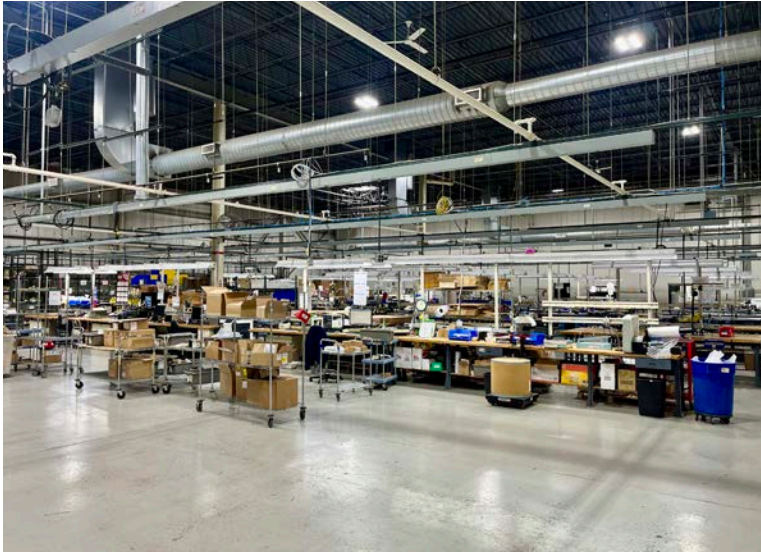
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Photos



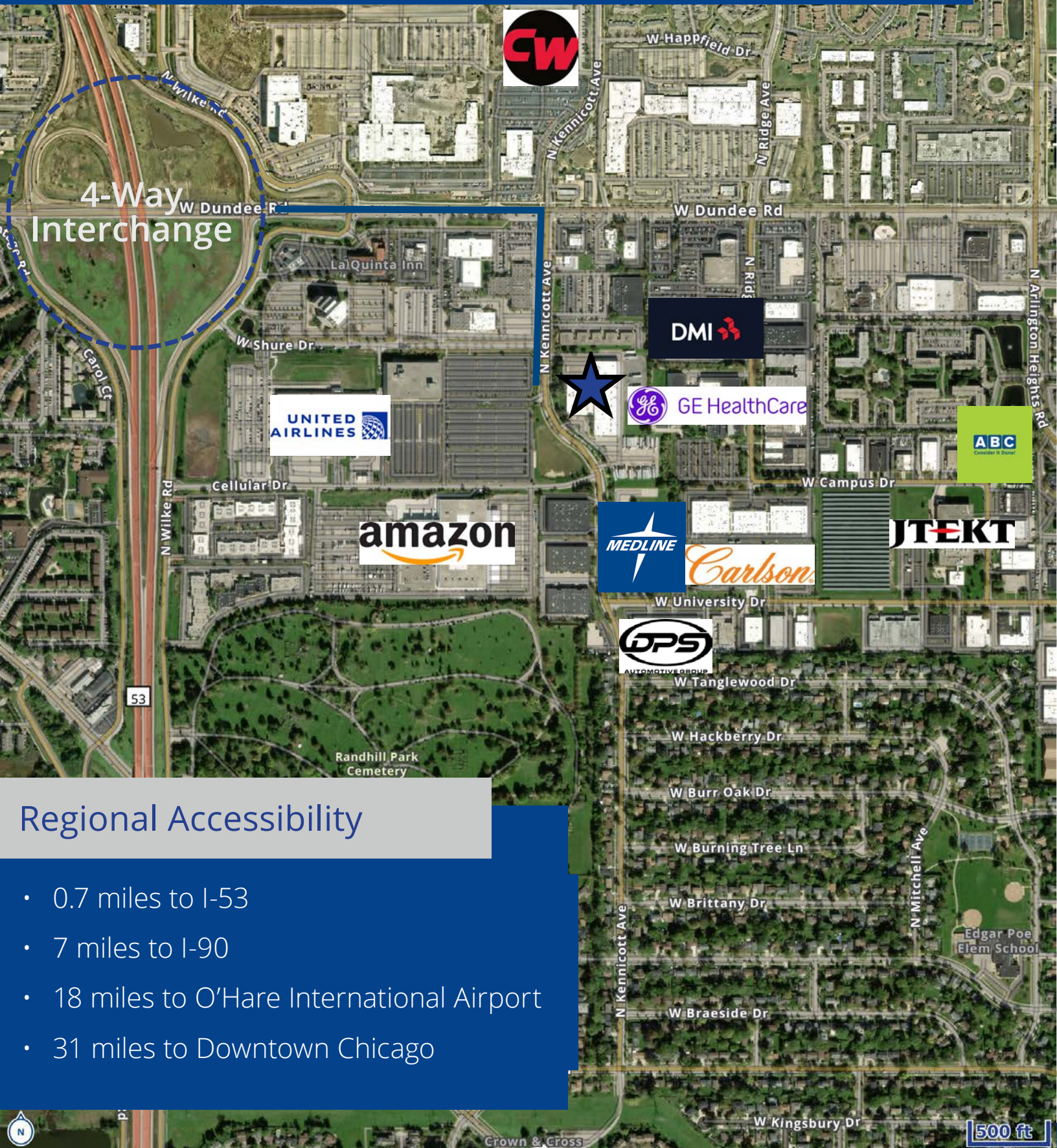
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Expressway Access & Corporate Neighbors



4-Way Interchange

UNITED AIRLINES

amazon

CW



DMI

GE HealthCare

ABC
Consider It Done!

MEDLINE

Carlson

JTEKT

DPS
AUTOMOTIVE GROUP

Regional Accessibility

- 0.7 miles to I-53
- 7 miles to I-90
- 18 miles to O'Hare International Airport
- 31 miles to Downtown Chicago

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