

515

W COLFAX ST

Palatine, IL 60067

**Ideal Contractor's Headquarters
and more...**

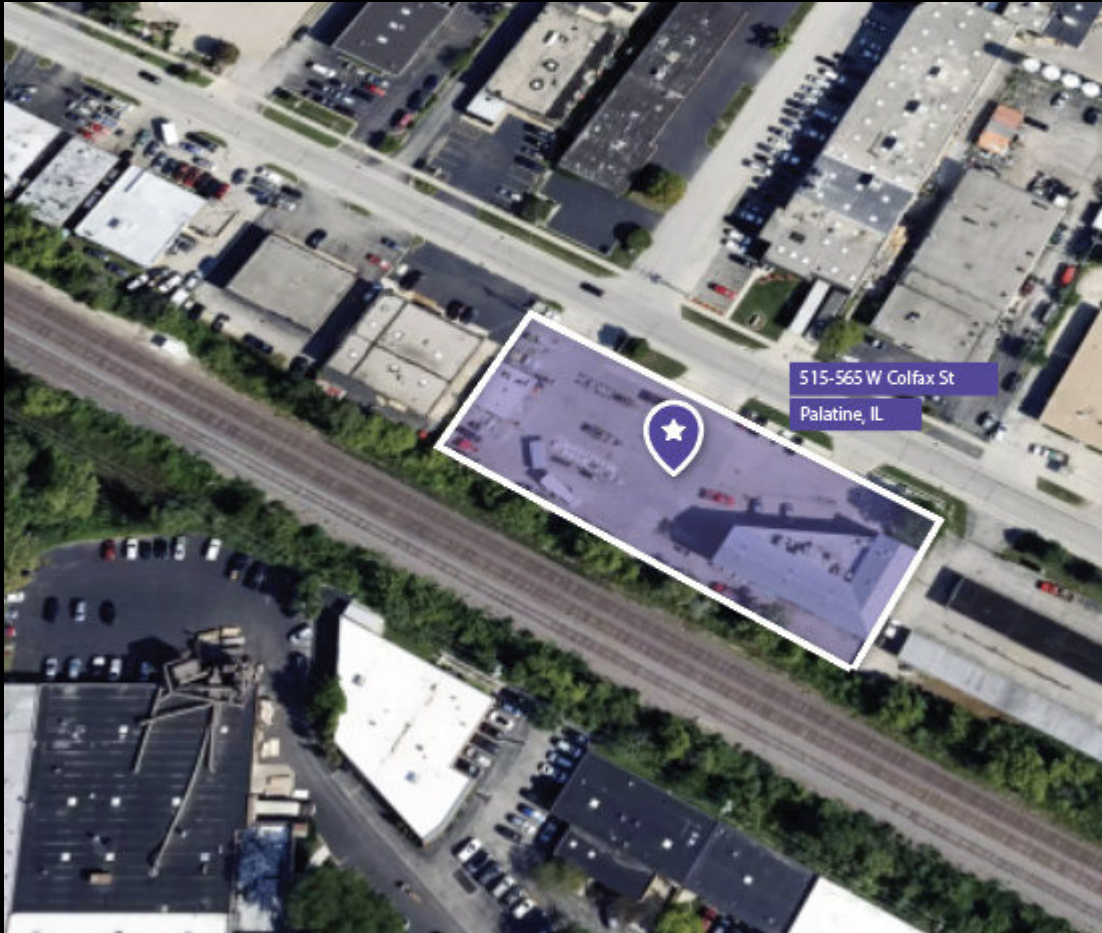


Imagine the possibilities.

Building overview

Property address	515 W Colfax
City	Palatine
Longitude & Latitude	42.117053, -88.055656
Neighborhood	Thriving Industrial Corridor
Size	+/- 11,000sf building on +/- 1 acre
Office sf	+/-4,000sf
Warehouse sf	+/- 7,000sf
Ceiling height	Up to 28' clear
Loading details	1 dock, 1 DID
Trailer parking	Multiple configurations
Outdoor storage	Heavy
Power	Ample
Zoning	M
Real Estate taxes	+/- \$48,000
Clear use cases	The manufacturing district is intended to accommodate manufacturing activities.
Nearby highways	Close to I90 and Rt 53
Sale price	\$2,050,000

Heavy parking, truck parking, outside storage, contractor yard, and or future expansion.



Modern office



Dock and drive in door



High ceilings warehouse with large parking lot



Industrial corridor



2 miles to Rt 53
4 miles to I90



Metra 0.6 miles



Unencumbered by Truck Restrictions



17 miles to O'Hare

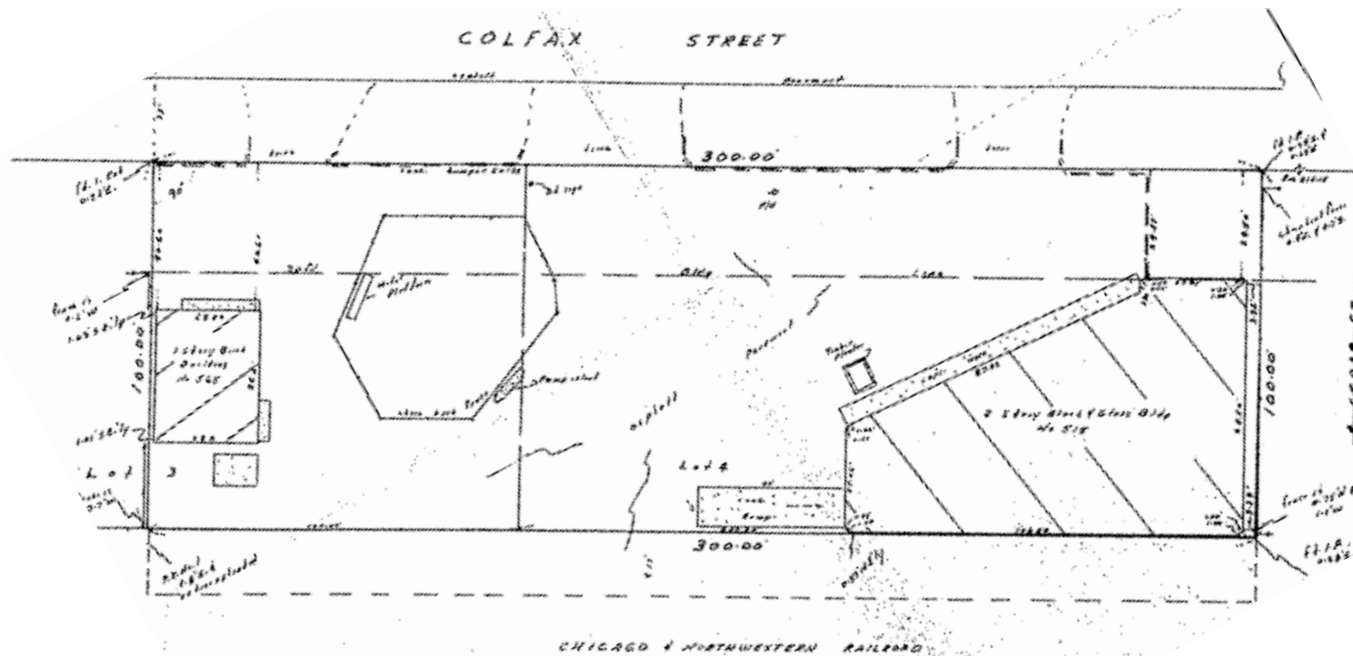


Nearby labor pools Abundant coveted Northwest Suburban skilled and semi-skilled.

Plant of survey

Available for sale

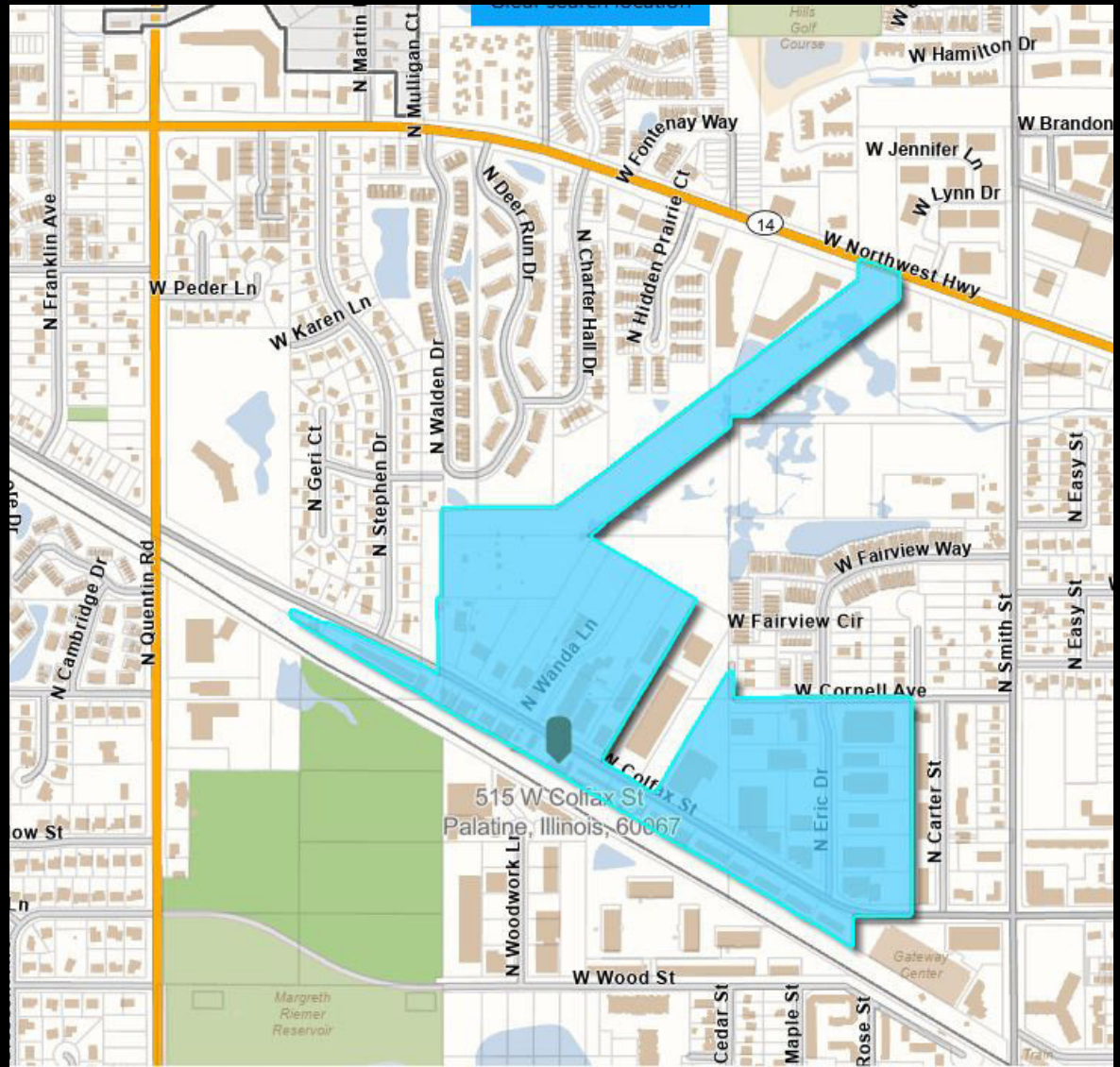
+/- 4,000 sf office
+/- 7,000 sf warehouse



Zoning

City: Palatine, IL

Zoning: M



Nearby amenities



Proximity to major roadways

US Route 14, Hicks Rd, IL-53, I-90

60+ 

Personal shopping

01	Lakeshore Lighting
02	Nichole's Garden
03	Contractors Material
04	Serenity LED
05	Honeywell

30+ 

Restaurants

01	Sushi Togo 36
02	Durty Nellie's Gastro
03	One Taco Dos Tequila
04	Heybeck's Meat Mark
05	India Foodie Lounge

10 

Fitness centers

01	Pleasant House Pub
02	Monochrome Brewing
03	The People's Stage Ka
04	Skylark
05	Theme House

7 

Cafes

01	La Malinche Coffee &
02	Kristoffer's Cafe & Ba
03	Pure Tea
04	Azul 18
05	Baskin-Robbins

4 

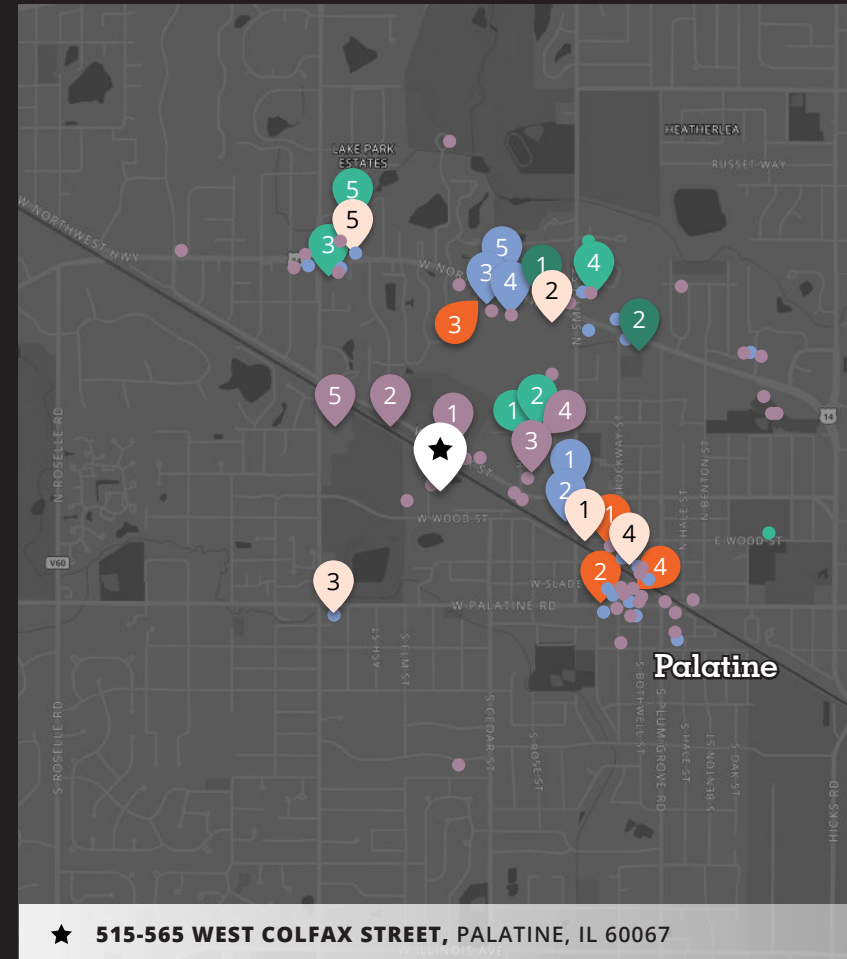
Bars

01	Emmett's Brewing Co
02	American Legion
03	Hot Pockets Sports B
04	The Cork @ CCF

2 

Fast casual

01	McDonald's
02	Burger King



Nearby amenities



Proximity to major roadways

US Route 14, Hicks Rd, IL-53, I-90



Manufacturers

01	CGR Technologies
02	Sumer Inc
03	Weber-Stephen
04	Water Technologies
05	Arlington Plating Corp



Restaurants

01	Phoenix Flame
02	Brandt's
03	Chicago Culinary Kitc
04	Bread & Butter Café
05	Julies Mexican Restau



Hardware stores

01	Palatine True Value
02	The Home Depot
03	Lowe's
04	Berland's House of To
05	Richard's Building Sup



Fueling

01	Exxon
02	Shell
03	Circle K
04	Speedway
05	Amoco



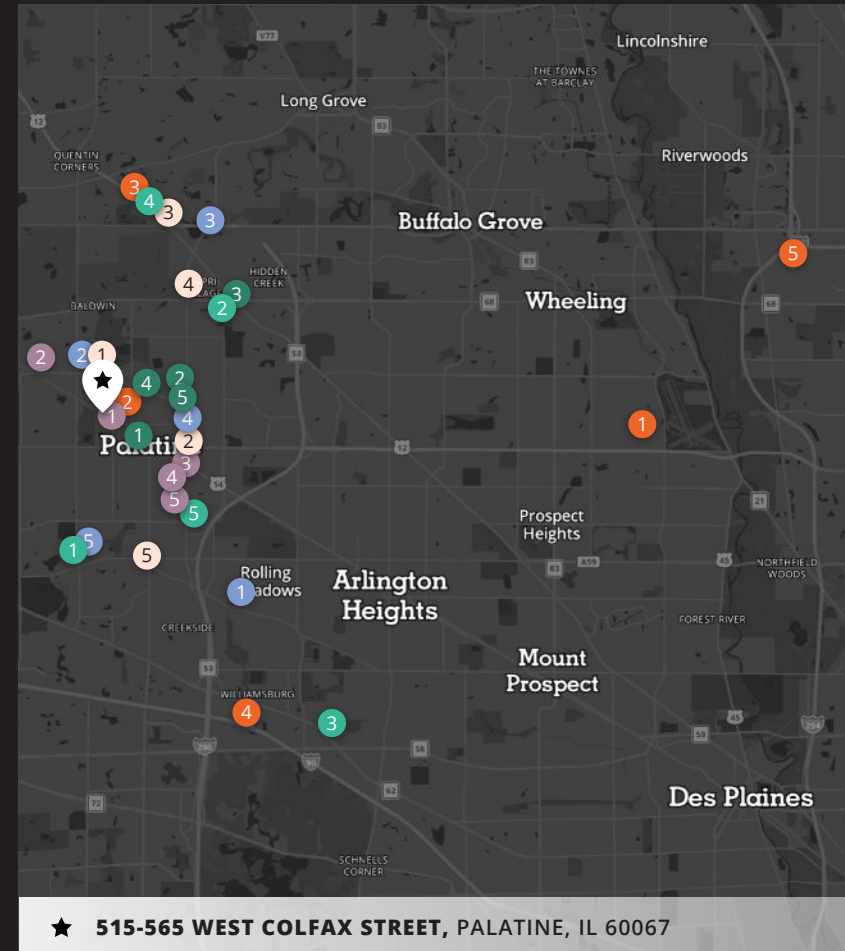
Contractor supply

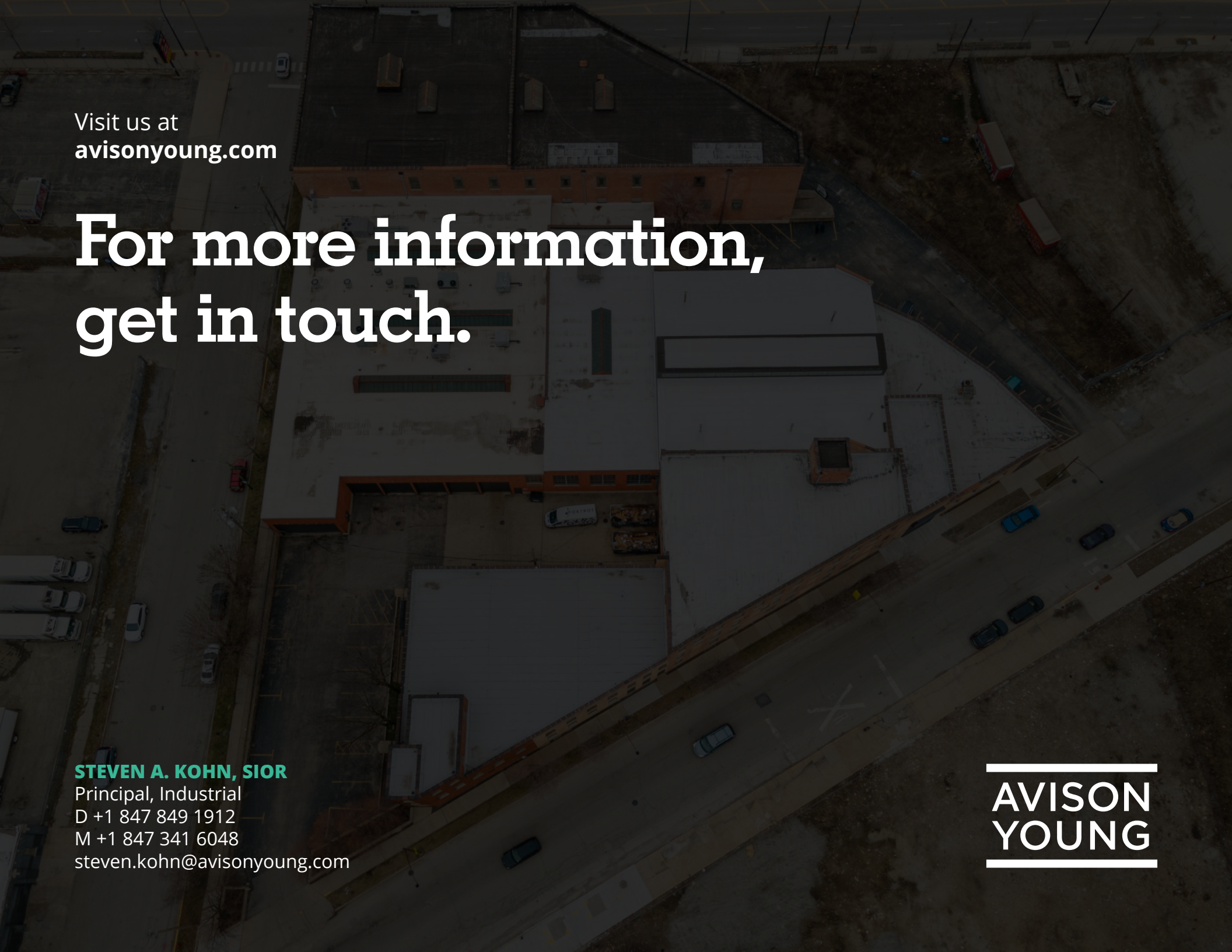
01	ABC Supply
02	Contractor Material
03	Multiple Concrete Acc
04	Alex Building Materia
05	Northbrook Contract



Banks

01	Palatine Bank & Trust
02	First Bank & Trust
03	US Bank
04	Cornerstone National
05	Citi Bank





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**For more information,
get in touch.**

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