



CHICAGO · ARLINGTON HEIGHTS, IL

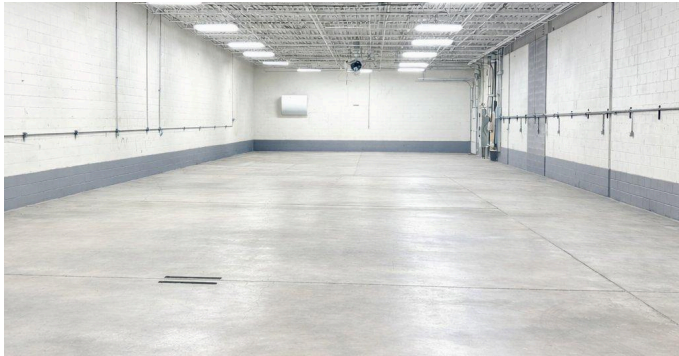
INDUSTRIAL SPACE NEAR O'HARE

Class-A Flex Industrial Space available for lease. One mile from O'Hare International Airport, with immediate access to I-90.

— PROPERTY OVERVIEW

Oakton Industrial Commons, Minutes From O'Hare.

Blue Dock offers Class-A Flexible industrial space within Oakton Industrial Commons in the Chicago metro. Strategically located off I-90 right near O'Hare International Airport, the 120,255 SF property provides a centralized logistics base on a major Midwest corridor. The Blue Dock team has worked closely with growing companies for over 35 years, providing customized Class-A space to help them thrive.



The site features ample off-street parking, a brand-new parking lot, and water service — making logistics seamless for tenants moving freight, fleet, or workforce daily.

Minutes from both train and bus stations, with strategic access to I-90, I-390, and O'Hare International Airport, tenants are placed at the heart of one of the country's most active industrial submarkets, surrounded by major employers, mixed-use developments, and educational institutions.

DISTANCE TO

O'Hare Airport	±1 MI
Interstate 90	±2 MI
Interstate 294	±6 MI
Interstate 290	±6 MI

SURROUNDED BY GROWTH

90 NORTH DISTRICT

Mixed-use development,
130,000 visitors annually

ARLINGTON 425

\$150M transit-oriented
mixed-use

MICROSOFT

\$132M data center
investment

ELK GROVE PARK

North America's largest
industrial park

AVAILABLE FOR LEASE

UNIT Z

7,800 SF

A move-in-ready Class-A flex unit with private office, truck dock, and drive-in door. Ideal for growing operations that need quality finishes, immediate occupancy, and direct highway access.

7,800

TOTAL SF

15 FT

CLEAR HEIGHT

1,200

SF OFFICE

NOW

OCCUPANCY

SPACE HIGHLIGHTS

- ◆ **Truck Dock & Drive-in Door**
- ◆ 1,200 SF Private Office
- ◆ Private Bathrooms
- ◆ Heavy Power
- ◆ 15 FT Clear Ceiling Height
- ◆ Immediate Occupancy

UPGRADES AVAILABLE

- ◆ Epoxy Floors
- ◆ LED Lighting
- ◆ White Paint
- ◆ Additional Loading Docks
- ◆ Other upgrades on request

AVAILABLE FOR LEASE

UNIT F

3,450 SF

A move-in-ready Class-A flex unit with private office, loading dock, and upgraded finishes. Ideal for growing operations that need quality space, immediate occupancy, and direct highway access.

3,450

TOTAL SF

15 FT

CLEAR HEIGHT

1

LOADING DOCK

NOW

OCCUPANCY

SPACE HIGHLIGHTS

- ◆ High Loading Dock
- ◆ Private Office
- ◆ 2 Private Bathrooms
- ◆ Heavy Power
- ◆ 15 FT Clear Ceiling Height
- ◆ Immediate Occupancy

UPGRADES AVAILABLE

- ◆ Epoxy Floors
- ◆ LED Lighting
- ◆ White Paint
- ◆ Additional Loading Docks
- ◆ Other upgrades on request

LET'S CONNECT

BUILD YOUR BUSINESS **AT** OAKTON.

||

*Over 35 years of working with growing companies — delivering customized, Class-A space tailored to how tenants actually operate.
Pricing and terms negotiable to fit your business.*



EXCLUSIVE LEASING CONTACT

CAM SCHILLING

PARTNER

P

PHONE

317-490-9334

E

EMAIL

cam@bluedockholdings.com

BLUE DOCK