

# For Sale or Lease

OFFERED SEPARATELY OR COMBINED



700 Chestnut Ave

750 Chestnut Ave

## 700 & 750

CHESTNUT AVENUE | PARK CITY, IL 60085

PROFESSIONALLY OWNED AND MANAGED BY



# Building Specifications

## 750 CHESTNUT AVENUE

Building Size	55,000 SF
Office Size	6,000 SF
Clear Height	19'
Loading	3 Interior Docks
Drive-Ins	6
Car Parking	130
Trailer Parking	8
Power	TBD
Sprinkler	Wet

## 700 CHESTNUT AVENUE

Building Size	49,000 SF
Office	6,600 SF
Clear Height	19'
Loading	8 Exterior Docks
Drive-Ins	2
Car Parking	Ample
Trailer Parking	27
Power	TBD
Sprinkler	Wet



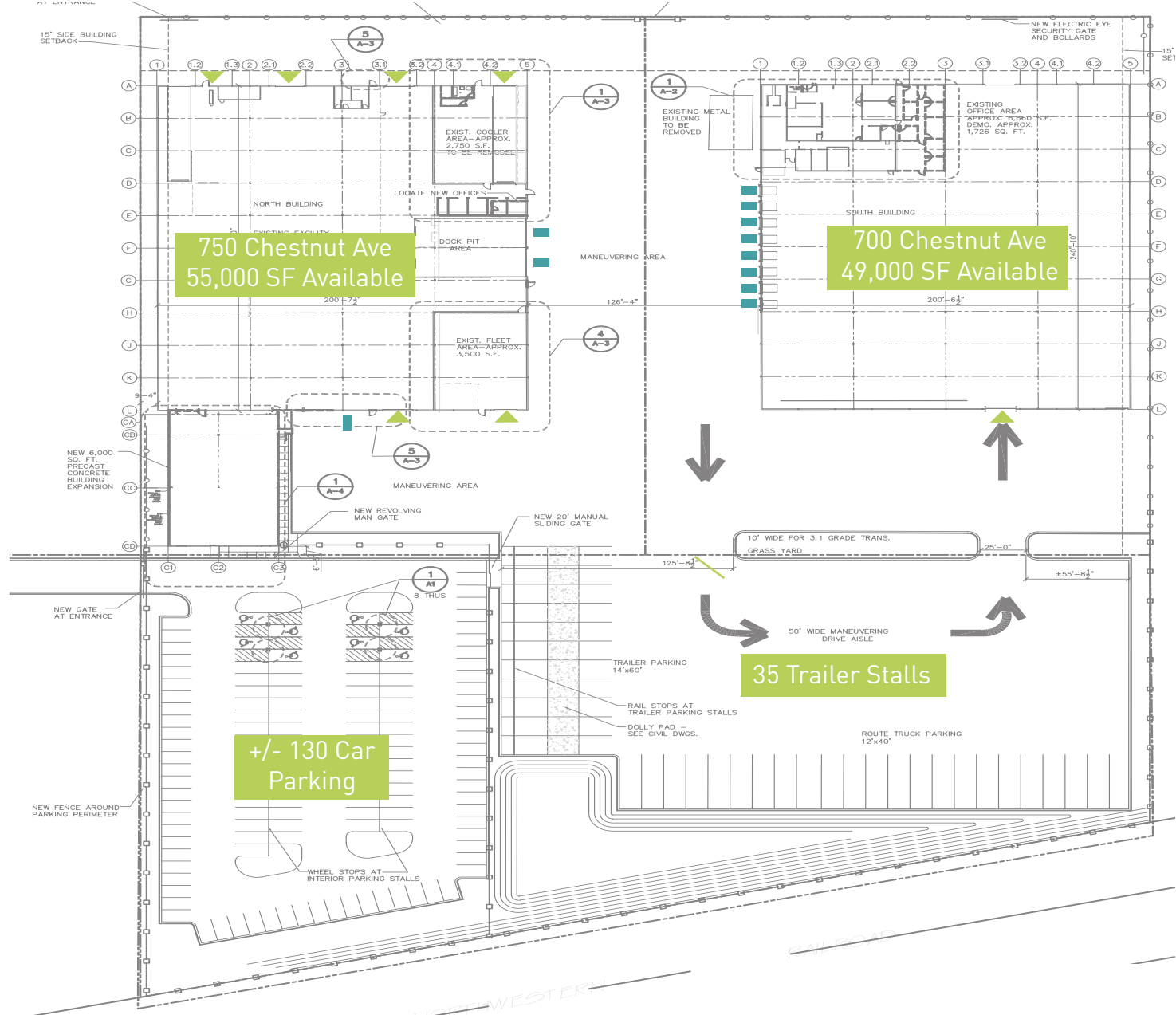
## PROPERTY HIGHLIGHTS

- CAN BE COMBINED TO 104,000 SF
- TRIPLE CATCH BASINS, EXHAUST AND VENTILATION
- TRAILER AND OUTDOOR STORAGE AVAILABLE
- 8.19 ACRE SITE
- FENCED, LIT AND SECURED SITE
- TRUCK AND VAN MAINTENANCE AREA
- +/-130 CAR PARKING

# Site Plan

 Dock Doors

 Drive-In Doors



# Access Map

**2.5 MILES TO I-94 SOUTH**

6 Minute Drive

**4 MILES TO I-94 NORTH**

10 Minute Drive

**.7 MILES TO HWY 41**

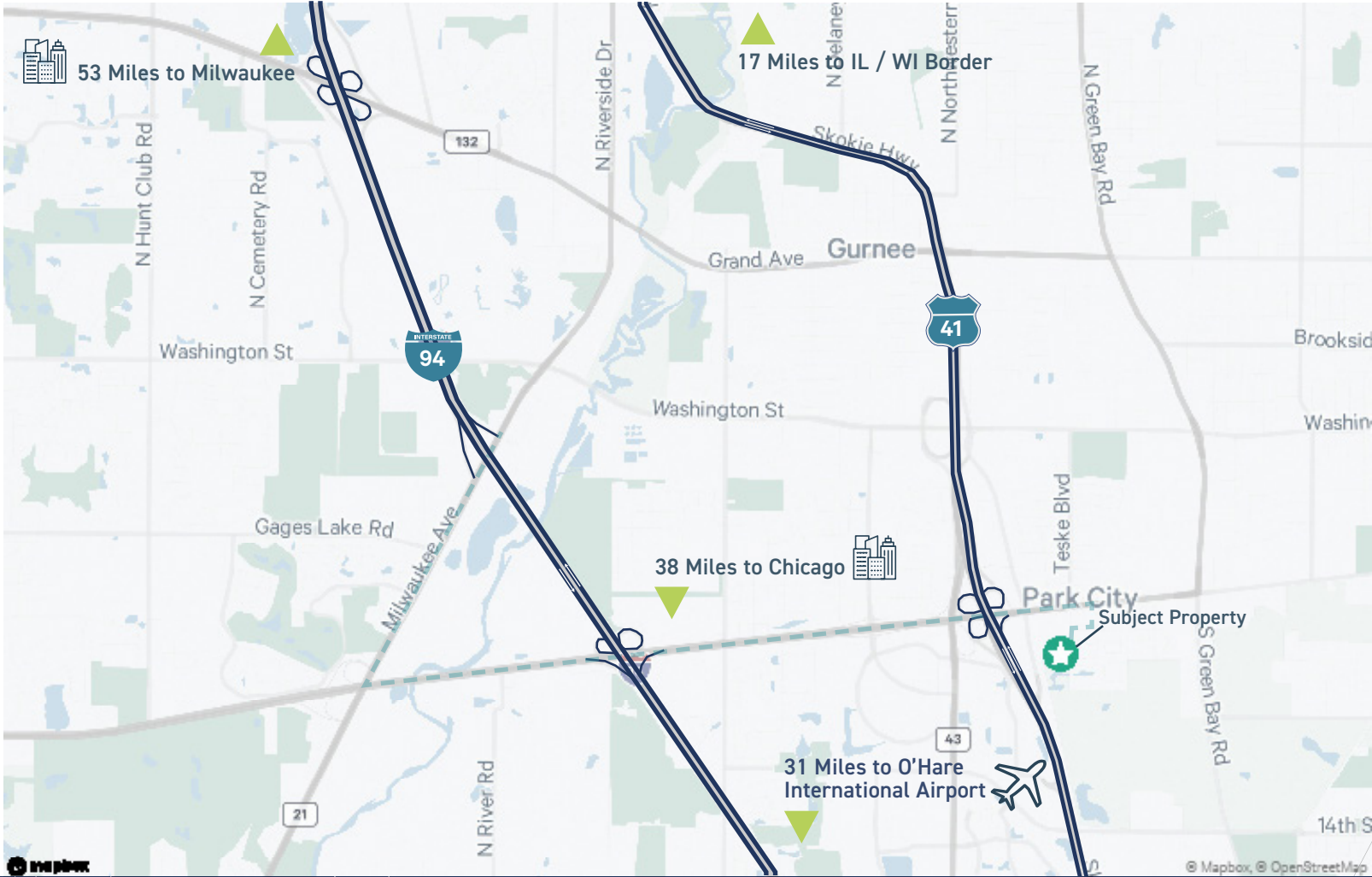
Direct access to Hwy 41 (Skokie Hwy)

**17 MILES TO IL/WI BORDER**

24 Minute Drive

**31 MILES TO O'HARE AIRPORT**

35 Minute Drive



# 700 & 750

CHESTNUT AVENUE | PARK CITY, IL



## CONTACTS

Sam Badger  
Senior Vice President  
+1 847 310 2099  
sam.badger@cbre.com

Johnny Connors  
Senior Associate  
+1 630 207 6085  
johnny.connors@cbre.com

Jimmy Kowalczyk  
First Vice President  
+1 630 368 5548  
jimmy.kowalczyk@cbre.com

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**CBRE**



**CLEAR HEIGHT**  
PROPERTIES

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