

FOR LEASE

ARLINGTON BUSINESS PARK

1400 - 1490 W. DUNDEE ROAD | ARLINGTON HEIGHTS, ILLINOIS

PROPERTY HIGHLIGHTS:

- Arlington Business Park is a 374,000 SF Business Campus with flex and industrial spaces of 29,508 SF, 31,904 SF, 68,161 SF, 81,920 SF, 97,861 up to 225,897 SF, some of these space are fully air-conditioned.
- Office spaces of 125,000 SF divisible to 25,000 SF and a 20,000 SF office space.
- This high image building is ideal for distribution, assembly/manufacturing or E-commerce call center.
- Space can be reconfigured in various smaller or larger increments.
- Air lines, buss bar, white reflective roof deck.
- Separate plant washrooms.
- Ideal location with immediate four way access to Route 53 and I-355 from Dundee Road.



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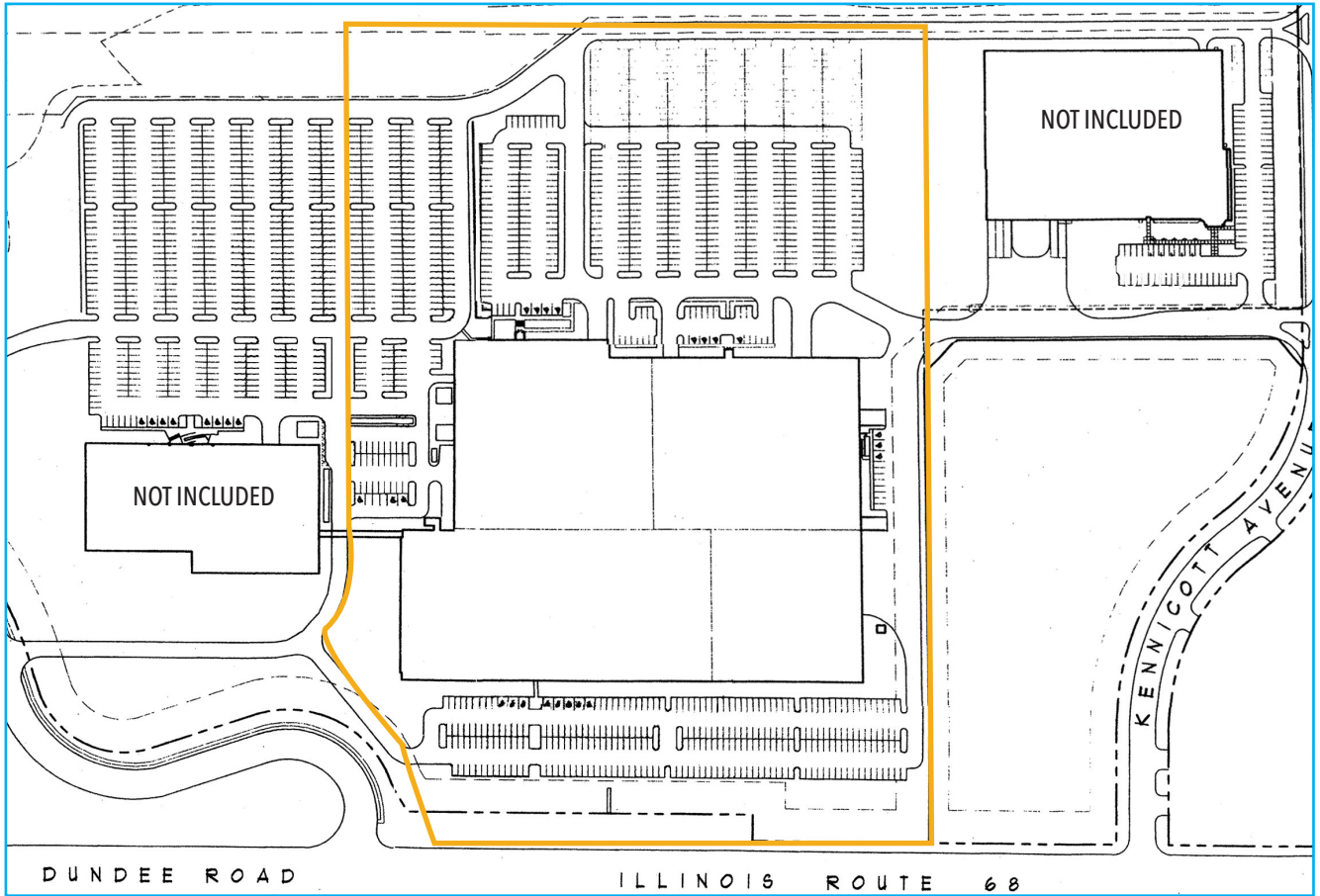
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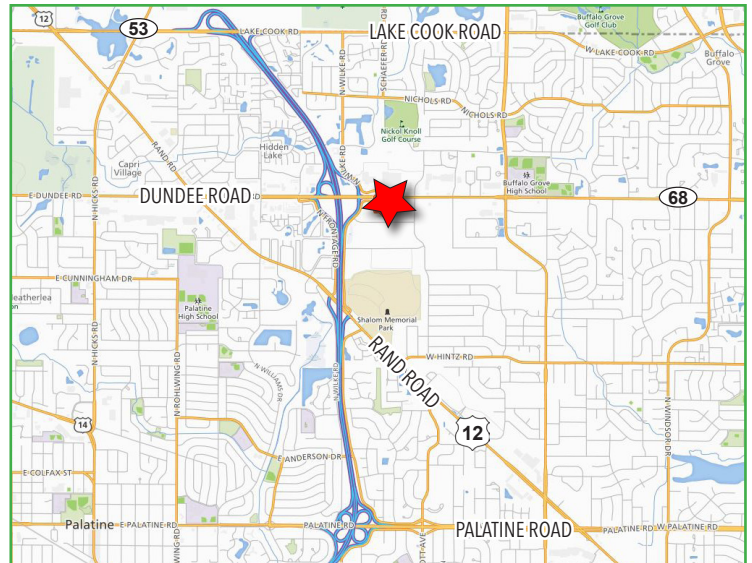
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SITE MAP & LOCATION



BUSINESS PARK SPECS

BUILDING SIZE	±374,000 SF Divisible to 30,200 SF
SITE SIZE	±53 AC
CONSTRUCTION	Reinforced Concrete
YEAR BUILT	1970 (Renovated 1978)
PARKING	Ample
ZONING	M-1



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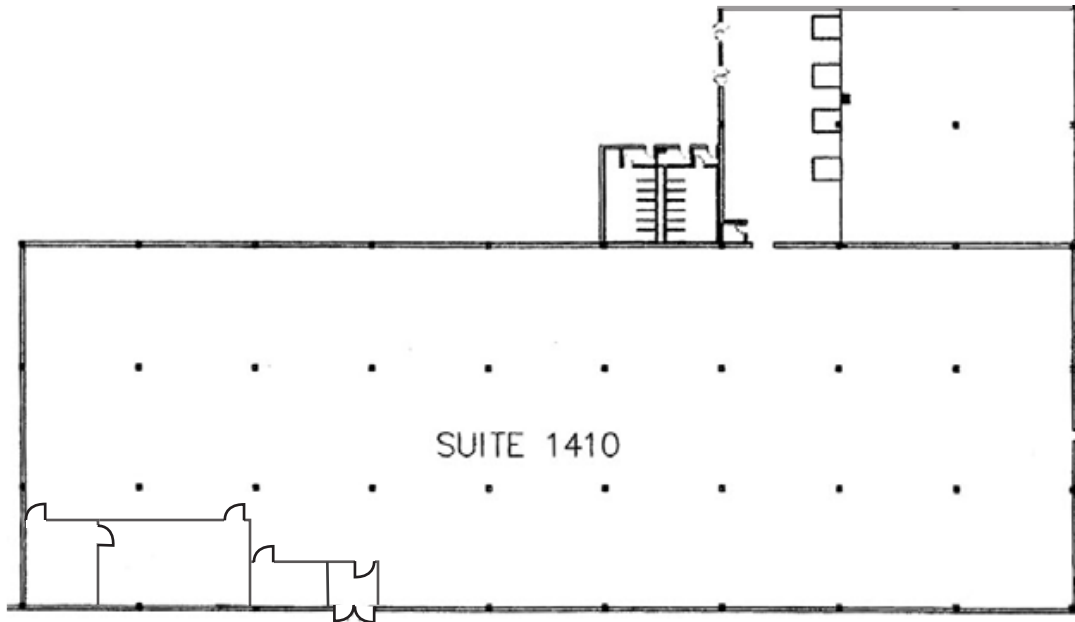
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1410 W. DUNDEE ROAD

SPECIFICATION

AVAILABLE SIZE	±31,904 SF
OFFICE SIZE	±1,100
CEILING HEIGHT	18' Clear
LOADING	4 Interior docks & 1 DID
POWER	800 Amps (To be verified)
PARKING	50 (Expandable)
LEASE RATE	\$7.50 PSF MG

- Painted walls and floors
- Painted roof deck



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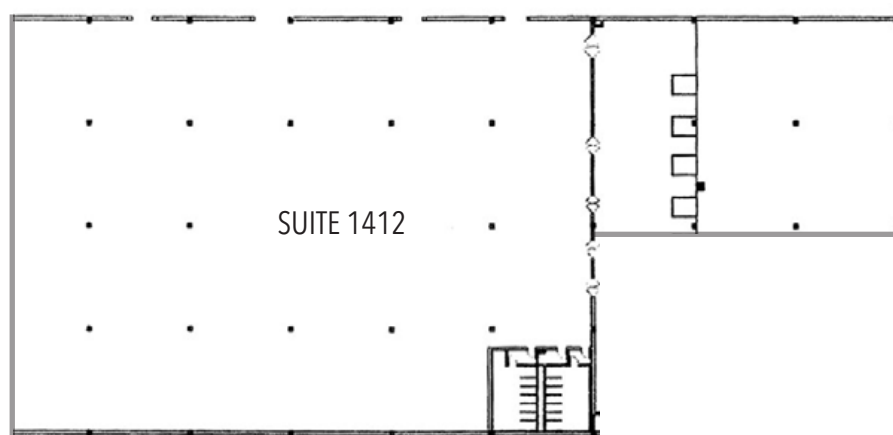
1400-1490 W. DUNDEE ROAD | ARLINGTON HEIGHTS, ILLINOIS

1412 W. DUNDEE ROAD

SPECIFICATION

AVAILABLE SIZE	±29,508 SF
OFFICE SIZE	TBD
CEILING HEIGHT	18' Clear
LOADING	4 Interior Docks & 1 DID
POWER	400 Amps (To be verified)
PARKING	200 (Expandable)
LEASE RATE	\$7.50 PSF MG

- Painted walls and floors
- Painted roof deck
- Trailing parking available
- Air conditioned



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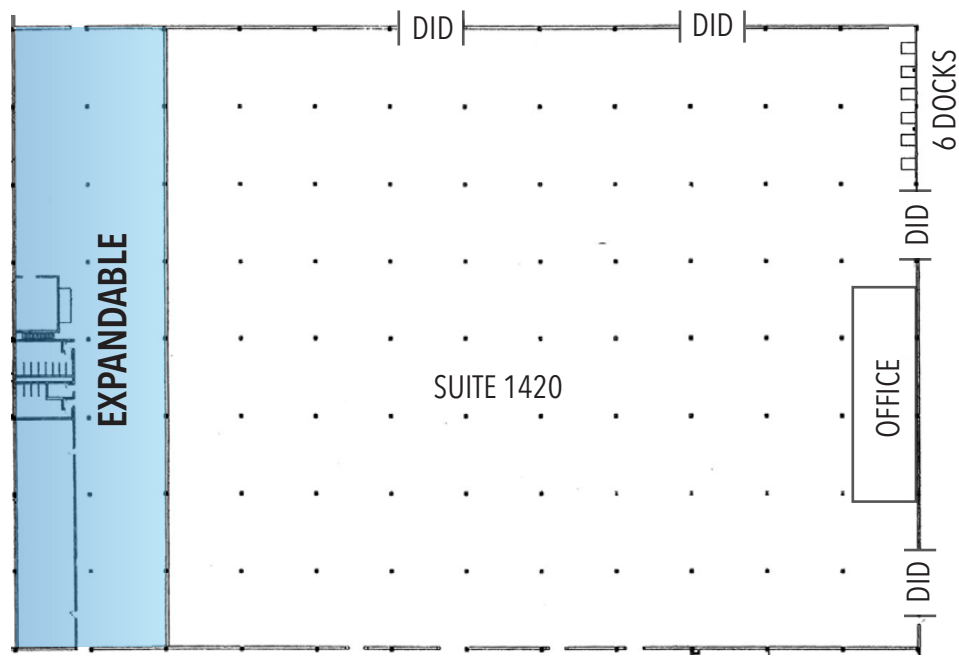
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1420 W. DUNDEE ROAD

SPECIFICATION

AVAILABLE SIZE	±81,920 SF (expandable to 97,861 SF)
CEILING HEIGHT	18' Clear
LOADING	6 Interior truck-level docks & 4 DIDs
PARKING	160
LEASE RATE	\$7.50 PSF MG

- Well-lit manufacturing area
- Freshly painted walls and floors
- Trailer parking available
- Floor drains



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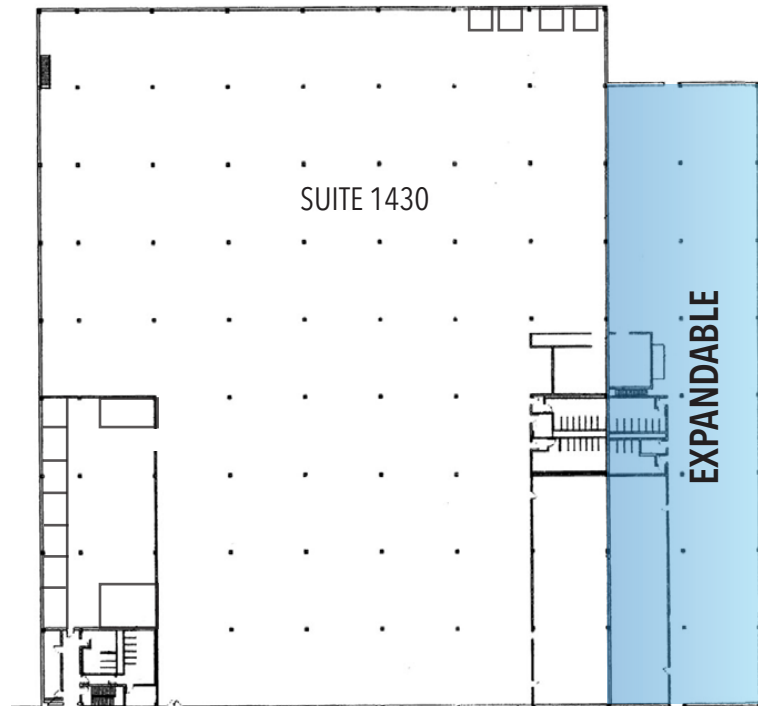
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1430 W. DUNDEE ROAD

SPECIFICATION

AVAILABLE SIZE	± 68,161 SF (expandable to 82,656 SF)
OFFICE SIZE	±6,700
CEILING HEIGHT	18' Clear
LOADING	2-4 Exterior docks
PARKING	125
LEASE RATE	\$7.50 PSF MG

- Buss bar system for electrical distribution
- Trailer parking available
- Epoxy floors
- Floor drains



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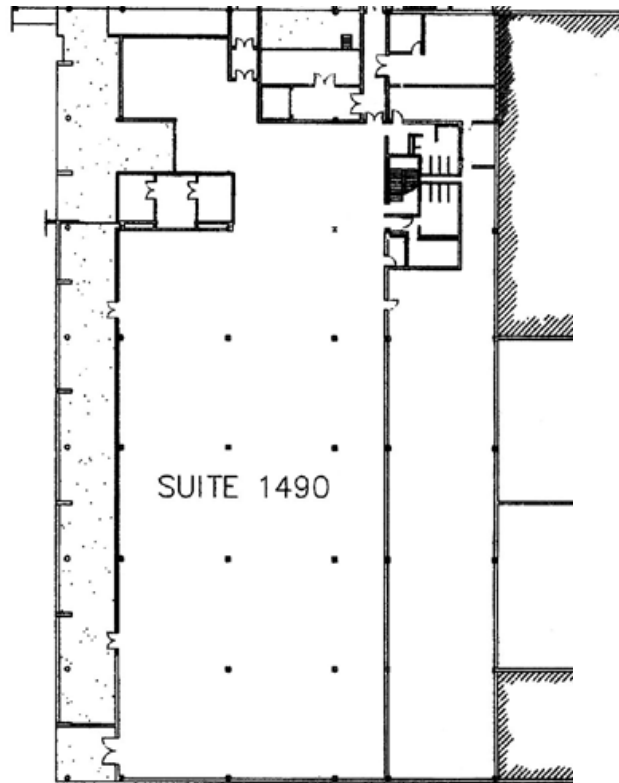
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1490 W. DUNDEE ROAD

SPECIFICATION

AVAILABLE SIZE	±20,000 SF
OFFICE SIZE	All office
CEILING HEIGHT	18' Clear
PARKING	88 (expandable to 188)
LEASE RATE	\$15.50 PSF MG



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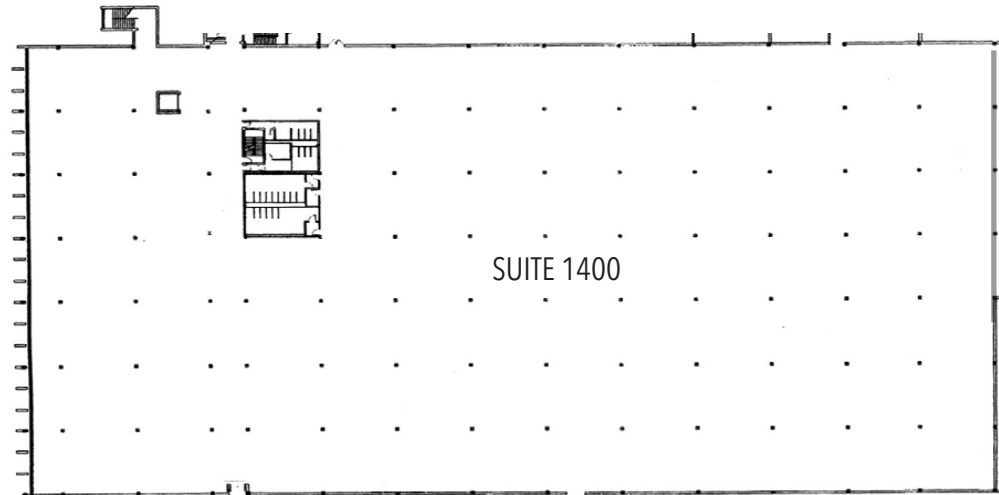
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1400 W. DUNDEE ROAD

SPECIFICATION

AVAILABLE SIZE	±125,000 SF (Divisible to 25,000 SF)
OFFICE SIZE	All Office
CEILING HEIGHT	18' Clear
POWER	400 Amps (to be verified)
PARKING	100 (Expandable)
LEASE RATE	\$15.50 PSF MG

- Painted walls, floors, and roof deck



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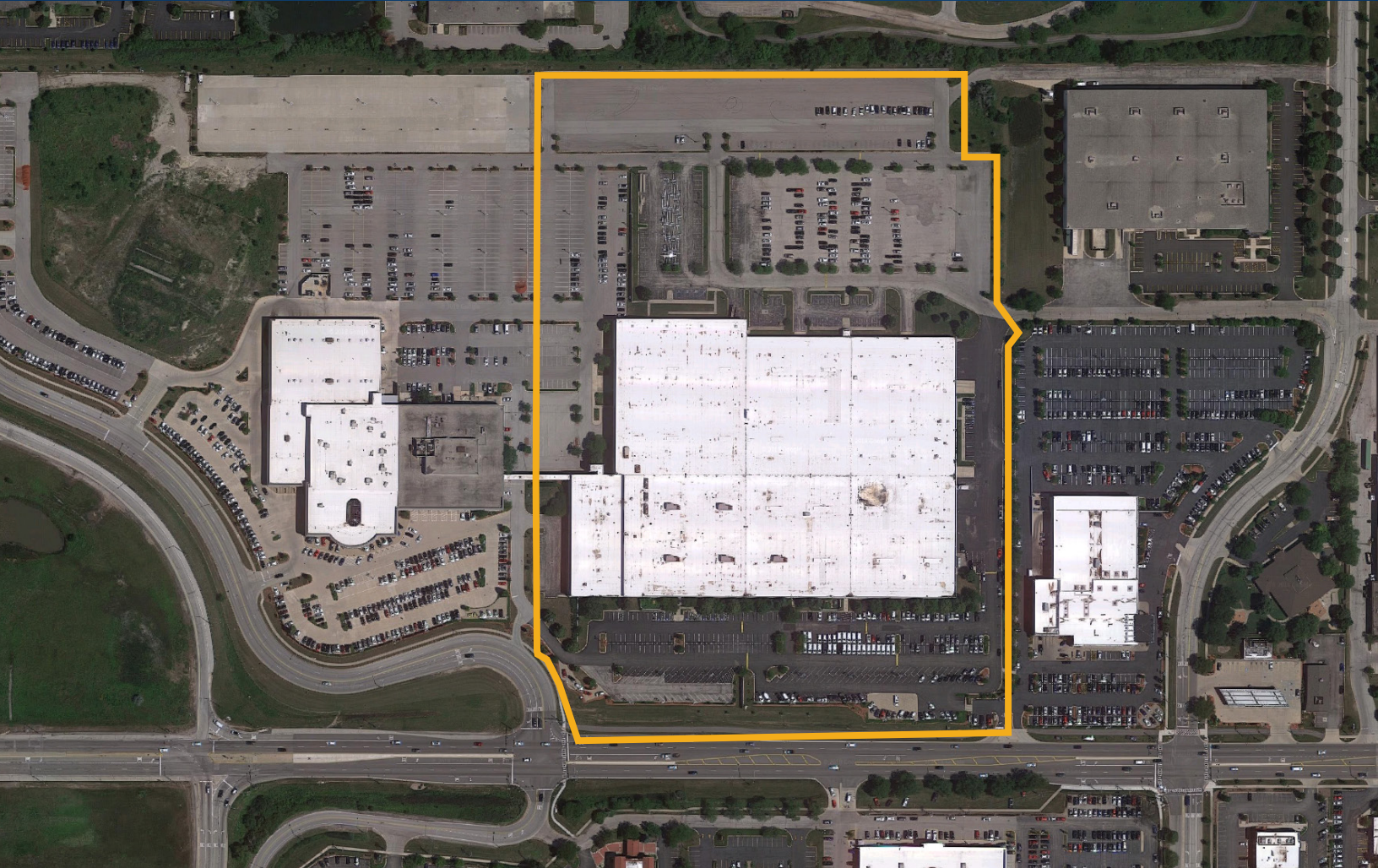
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SET UP A SHOWING WITH AN AGENT TODAY!



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