

# Village of Arlington Heights Available Industrial Space



## **Village of Arlington Heights**

Department of Planning and Community Development  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

## **Charles Witherington-Perkins**

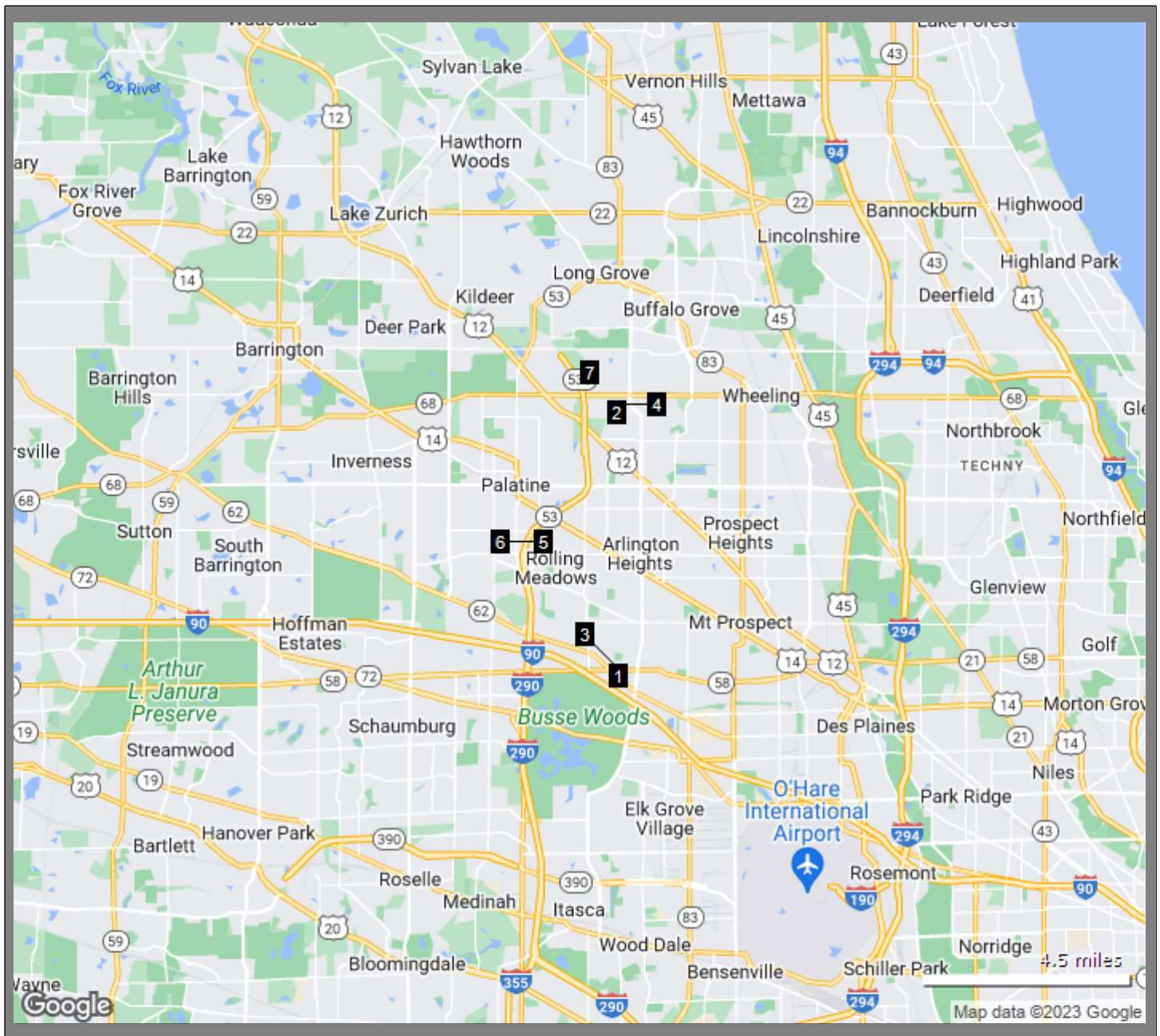
Director of Planning and Community Development  
847-368-5200

[cperkins@vah.com](mailto:cperkins@vah.com)

[www.vah.com](http://www.vah.com)

[www.discoverarlington.com](http://www.discoverarlington.com)

# Village of Arlington Heights



1



**702-778 W Algonquin Rd**  
**Arlington Center**  
**Arlington Heights, IL 60005**

**Cook County**

**Algonquin Road**  
**Northwest Cook Ind**  
**Submarket**

Landlord Rep: Transwestern Real Estate Services / Justin Lerner (847) 588-5665 / Ross Lehman (847) 588-5671 / Joe Karmin (847) 588-5670 -- 23,277 SF /4,405 ofc (1,788-6,768 SF)

Building Type: **Class B Warehouse**

Status: **Built 1974**

Building Size: **113,570 SF**

Land Area: **5.92 AC**

Stories: **1**

Expenses: **2020 Tax @ \$2.83/sf; 2011 Ops @ \$1.80/sf**

For Sale: **Not For Sale**

Space Avail: **23,277 SF**

Max Contig: **6,768 SF**

Smallest Space: **1,788 SF**

Rent/SF/Yr: **Withheld**

% Leased: **100%**

# Village of Arlington Heights

2		<p><b>601 W Campus Dr</b>  <b>Arlington Ridge Tech Center B</b>  <b>Arlington Heights, IL 60004</b>  <b>Cook County</b>  <b>Northwest Cook Ind Submarket</b>                      Landlord Rep: New Land Concepts, Ltd. / Joseph DeSalvo (847) 991-9990 -- 32,500 SF /7,886 ofc (2,500-30,000 SF)</p>	<p>Building Type: <b>Class B Flex/Light Distribution</b>                      Status: <b>Built 1986</b>                      Building Size: <b>90,000 SF</b>                      Land Area: <b>3.10 AC</b>                      Stories: <b>1</b>                      Expenses: <b>2020 Tax @ \$3.86/sf, 2003 Est Tax @ \$0.89/sf; 2003 Est Ops @ \$0.50/sf</b>                      For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>32,500 SF</b>                      Max Contig: <b>30,000 SF</b>                      Smallest Space: <b>2,500 SF</b>                      Rent/SF/Yr: <b>\$11.00</b>                      % Leased: <b>63.9%</b></p>
3		<p><b>501-571 W Golf Rd</b>  <b>Arlington Center</b>  <b>Arlington Heights, IL 60005</b>  <b>Cook County</b>  <b>Golf Road Northwest Cook Ind Submarket</b>                      Landlord Rep: Transwestern Real Estate Services / Justin Lerner (847) 588-5665 / Joe Karmin (847) 588-5670 / Ross Lehrman (847) 588-5671 -- 6,342 SF /1,435 ofc (1,401-2,904 SF)</p>	<p>Building Type: <b>Class B Warehouse</b>                      Status: <b>Built 1974</b>                      Building Size: <b>100,393 SF</b>                      Land Area: <b>5.42 AC</b>                      Stories: <b>1</b>                      Expenses: <b>2020 Tax @ \$2.88/sf; 2011 Ops @ \$1.80/sf</b>                      For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>6,342 SF</b>                      Max Contig: <b>2,904 SF</b>                      Smallest Space: <b>1,401 SF</b>                      Rent/SF/Yr: <b>Withheld</b>                      % Leased: <b>100%</b></p>
4		<p><b>3353-3411 N Ridge Ave</b>  <b>Arlington Heights, IL 60004</b>  <b>Cook County</b>  <b>Northwest Cook Ind Submarket</b>                      Landlord Rep: GC Realty &amp; Development LLC / Ian Pattison (847) 650-3124 -- 7,645 SF (1,332-6,313 SF)</p>	<p>Building Type: <b>Class C Warehouse</b>                      Status: <b>Built 1979</b>                      Building Size: <b>38,000 SF</b>                      Land Area: <b>3 AC</b>                      Stories: <b>1</b>                      Expenses: <b>2020 Tax @ \$2.60/sf</b>                      For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>7,645 SF</b>                      Max Contig: <b>6,313 SF</b>                      Smallest Space: <b>1,332 SF</b>                      Rent/SF/Yr: <b>\$10.50</b>                      % Leased: <b>100%</b></p>
5		<p><b>3350 W Salt Creek Ln</b>  <b>Arlington Heights, IL 60005</b>  <b>Cook County</b>  <b>Northwest Cook Ind Submarket</b>                      Landlord Rep: Avalon Realty Associates, L.L.C. / J.Carlo J. Santucci (847) 506-1000 X5132 / Joseph Santucci (847) 506-1000 -- 13,056 SF (3,056-5,000 SF)</p>	<p>Building Type: <b>Class B Flex/Showroom</b>                      Status: <b>Built 1985</b>                      Building Size: <b>38,687 SF</b>                      Land Area: <b>3.90 AC</b>                      Stories: <b>1</b>                      Expenses: <b>2020 Tax @ \$5.31/sf, 2015 Est Tax @ \$4.23/sf; 2017 Ops @ \$2.41/sf, 2015 Est Ops @ \$3.83/sf</b>                      For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>13,056 SF</b>                      Max Contig: <b>5,000 SF</b>                      Smallest Space: <b>3,056 SF</b>                      Rent/SF/Yr: <b>\$17.00</b>                      % Leased: <b>66.3%</b></p>
6		<p><b>3550 W Salt Creek Ln</b>  <b>Arlington Business Center Office/Warehouse</b>  <b>Arlington Heights, IL 60005</b>  <b>Cook County</b>  <b>Northwest Cook Ind Submarket</b>                      Landlord Rep: Entre Commercial Realty LLC / T.Dan T. Jones (847) 310-4299 / Daniel J. Benassi (847) 310-4298 / Mike DeSerto (224) 588-3026 / Elisabeth Lazzara (847) 310-4209 / Alex Thiakos (847) 310-4295 -- 9,149 SF /2,000 ofc (4,460-4,689 SF)</p>	<p>Building Type: <b>Class B Flex/Light Distribution</b>                      Status: <b>Built 1984</b>                      Building Size: <b>40,633 SF</b>                      Land Area: <b>3.58 AC</b>                      Stories: <b>1</b>                      Expenses: <b>2020 Tax @ \$4.92/sf, 2016 Est Tax @ \$6.10/sf; 2019 Ops @ \$2.35/sf, 2005 Est Ops @ \$1.87/sf</b>                      For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>9,149 SF</b>                      Max Contig: <b>4,689 SF</b>                      Smallest Space: <b>4,460 SF</b>                      Rent/SF/Yr: <b>Withheld</b>                      % Leased: <b>100%</b></p>

# Village of Arlington Heights

7



**3930 N Ventura Dr**  
**Arlington Heights, IL 60004**

**Cook County**

**S/E/C**  
**Northwest Cook Ind**  
**Submarket**

Building Type: **Class B Flex/R&D**

Status: **Built 1986**

Building Size: **57,000 SF**

Land Area: **4.48 AC**

Stories: **1**

Expenses: **2020 Tax @ \$6.65/sf, 2004 Est Tax @ \$3.33/sf; 2004 Est Ops @ \$2.94/sf**

For Sale: **For Sale - Active**

Space Avail: **19,648 SF**

Max Contig: **9,824 SF**

Smallest Space: **2,724 SF**

Rent/SF/Yr: **Withheld**

% Leased: **65.5%**

Sales Company: JBS Commercial Real Estate: Jason Shibata (312) 462-1022,  
Brian Silverman (312) 462-1023 X101  
JBS Commercial Real Estate: Jason Shibata (312) 462-1022,  
Brian Silverman (312) 462-1023 X101

Landlord Rep: JBS Commercial Real Estate / Jason Shibata (312) 462-1022 / Brian Silverman (312) 462-1023 --  
9,824 SF (2,724-9,824 SF)

# 702-778 W Algonquin Rd - Arlington Center



Location: **Arlington Center**  
**Algonquin Road**  
**Northwest Ind Cluster**  
**Northwest Cook Ind Submarket**  
**Cook County**  
**Arlington Heights, IL 60005**

Management: **NAI Hiffman**  
 Recorded Owner: **Up Arlington Llc**

Ceiling Height: **12'0"**  
 Column Spacing: **-**  
 Drive Ins: **3**  
 Loading Docks: **24 ext**  
 Power: **-**

Building Type: **Class B Warehouse**

Status: **Built 1974**  
 Tenancy: **Multiple Tenant**

Land Area: **5.92 AC**  
 Stories: **1**  
 RBA: **113,570 SF**

Total Avail: **23,277 SF**  
 % Leased: **100%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Heating - Gas, Lighting, Sewer - City, Water - City**

Expenses: **2020 Tax @ \$2.83/sf; 2011 Ops @ \$1.80/sf**  
 Parcel Number: **08-16-101-007-0000**  
 Parking: **159 Surface Spaces are available; Ratio of 1.40/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 714	3,224/805 ofc	3,224	Withheld	30 Days	Negotiable	Direct
P 1st / Suite 720	3,224/805 ofc	3,224	Withheld	30 Days	Negotiable	Direct
P 1st / Suite 722	3,224/965 ofc	3,224	Withheld	30 Days	Negotiable	Direct
P 1st / Suite 726	1,788	1,788	Withheld	30 Days	Negotiable	Direct
P 1st / Suite 740	1,825	1,825	Withheld	30 Days	Negotiable	Direct
P 1st / Suite 754	6,768/1,350 ofc	6,768	Withheld	30 Days	Negotiable	Direct

## 702-778 W Algonquin Rd - Arlington Center(cont'd)



Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 758	3,224/480 ofc	3,224	Withheld	30 Days	Negotiable	Direct

# 601 W Campus Dr - Arlington Ridge Tech Center B - Arlington Industrial Par



Location: **Arlington Ridge Tech Center B  
Northwest Ind Cluster  
Northwest Cook Ind Submarket  
Cook County  
Arlington Heights, IL 60004**

Building Type: **Class B Flex/Light Distribution**

Status: **Built 1986**  
Tenancy: **Multiple Tenant**

Land Area: **3.10 AC**  
Stories: **1**  
RBA: **90,000 SF**

Management: -  
Recorded Owner: **Caminit Associates**

Total Avail: **32,500 SF**  
% Leased: **63.9%**

Ceiling Height: **14'0"**  
Column Spacing: -  
Drive Ins: **8 - 8'0" w x 12'0" h**  
Loading Docks: **8 ext**  
Power: **400a**

Crane: **None**  
Rail Line: **None**  
Cross Docks: -  
Const Mat: **Masonry**  
Utilities: **Sewer - City, Water - City**

Expenses: **2020 Tax @ \$3.86/sf, 2003 Est Tax @ \$0.89/sf; 2003 Est Ops @ \$0.50/sf**  
Parcel Number: **03-07-200-050-0000**  
Parking: **241 free Surface Spaces are available; Ratio of 3.10/1,000 SF**  
Amenities: **Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite A	30,000	30,000	\$11.00/mg	Vacant	3-6 yrs	Direct
P 1st / Suite C-6	2,500/7,886 ofc	2,500	\$11.00/mg	Vacant	Negotiable	Direct

## 501-571 W Golf Rd - Arlington Center



Location: **Arlington Center**  
**Golf Road**  
**Northwest Ind Cluster**  
**Northwest Cook Ind Submarket**  
**Cook County**  
**Arlington Heights, IL 60005**

Management: **NAI Hiffman**  
 Recorded Owner: **Up Arlington Llc**

Ceiling Height: **12'0"**  
 Column Spacing: **-**  
 Drive Ins: **-**  
 Loading Docks: **24 ext**  
 Power: **100-400a**

Building Type: **Class B Warehouse**

Status: **Built 1974**  
 Tenancy: **Multiple Tenant**

Land Area: **5.42 AC**  
 Stories: **1**  
 RBA: **100,393 SF**

Total Avail: **6,342 SF**  
 % Leased: **100%**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Heating - Gas, Sewer - City, Water - City**

Expenses: **2020 Tax @ \$2.88/sf; 2011 Ops @ \$1.80/sf**

Parcel Number: **08-16-200-117-0000**

Parking: **171 Surface Spaces are available; Ratio of 1.70/1,000 SF**

Amenities: **Air Conditioning**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 517	2,904/1,015 ofc	2,904	Withheld	30 Days	Negotiable	Direct
P 1st / Suite 539	2,037	2,037	Withheld	30 Days	Negotiable	Direct
P 1st / Suite 553	1,401/420 ofc	1,401	Withheld	30 Days	Negotiable	Direct



# 3353-3411 N Ridge Ave



Location: **Northwest Ind Cluster**  
**Northwest Cook Ind Submarket**  
**Cook County**  
**Arlington Heights, IL 60004**

Building Type: **Class C Warehouse**

Status: **Built 1979**  
 Tenancy: **Multiple Tenant**

Land Area: **3 AC**  
 Stories: **1**  
 RBA: **38,000 SF**

Management: -  
 Recorded Owner: **J & A Cantore Lp**

Total Avail: **7,645 SF**  
 % Leased: **100%**

Ceiling Height: **16'0"**  
 Column Spacing: -  
 Drive Ins: **Yes**  
 Loading Docks: **8 ext**  
 Power: -

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Expenses: **2020 Tax @ \$2.60/sf**  
 Parcel Number: **03-07-200-048-0000**  
 Parking: **75 Surface Spaces are available; Ratio of 1.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	6,313	6,313	\$10.50/mg	06/2023	Negotiable	Direct
P 1st	1,332	1,332	Withheld	03/2023	Negotiable	Direct

# 3350 W Salt Creek Ln - Arlington Business Center



Location: **Northwest Ind Cluster**  
**Northwest Cook Ind Submarket**  
**Cook County**  
**Arlington Heights, IL 60005**

Management: **Avalon Realty Associates, L.L.C.**  
 Recorded Owner: **Pinnacle Capital Arlington**

Ceiling Height: **14'0"**  
 Column Spacing: **-**  
 Drive Ins: **14**  
 Loading Docks: **1 ext**  
 Power: **1600a**

Building Type: **Class B Flex/Showroom**

Status: **Built 1985**  
 Tenancy: **Multiple Tenant**

Land Area: **3.90 AC**  
 Stories: **1**  
 RBA: **38,687 SF**

Total Avail: **13,056 SF**  
 % Leased: **66.3%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Heating**

Expenses: **2020 Tax @ \$5.31/sf, 2015 Est Tax @ \$4.23/sf; 2017 Ops @ \$2.41/sf, 2015 Est Ops @ \$3.83/sf**

Parcel Number: **02-25-100-032-0000, 02-26-201-022-0000**

Parking: **164 Surface Spaces are available; Ratio of 4.24/1,000 SF**

Amenities: **Air Conditioning, Conferencing Facility, Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 101/105	5,000 div	5,000	\$17.00/mg	Vacant	Negotiable	Direct
P 1st / Suite 115	3,056	3,056	\$17.00/mg	Vacant	Negotiable	Direct
P 1st / Suite 117	5,000 div	5,000	\$17.00/mg	Vacant	Negotiable	Direct

# 3550 W Salt Creek Ln - Arlington Business Center Office/Warehouse - Arling



Location: **Arlington Business Center Office/Warehouse**  
**Northwest Ind Cluster**  
**Northwest Cook Ind Submarket**  
**Cook County**  
**Arlington Heights, IL 60005**

Building Type: **Class B Flex/Light Distribution**

Status: **Built 1984**

Tenancy: **Multiple Tenant**

Land Area: **3.58 AC**

Stories: **1**

RBA: **40,633 SF**

Total Avail: **9,149 SF**

% Leased: **100%**

Management: -  
 Recorded Owner: -

Ceiling Height: **14'0"**  
 Column Spacing: -  
 Drive Ins: **8 - 8'0"w x 10'0"h**  
 Loading Docks: **4 ext**  
 Power: **1600a**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Expenses: **2020 Tax @ \$4.92/sf, 2016 Est Tax @ \$6.10/sf; 2019 Ops @ \$2.35/sf, 2005 Est Ops @ \$1.87/sf**

Parcel Number: **02-26-201-015-0000, 02-26-201-021-0000**

Parking: **160 Surface Spaces are available; Ratio of 3.94/1,000 SF**

Amenities: **Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 114	4,460/2,000 ofc	4,460	\$13.00/mg	30 Days	Negotiable	Direct
P 1st / Suite 116	4,689	4,689	\$17.00/mg	30 Days	Negotiable	Direct

# 3930 N Ventura Dr - Commerce Point Tech Ctr



Location: **S/E/C**  
**Northwest Ind Cluster**  
**Northwest Cook Ind Submarket**  
**Cook County**  
**Arlington Heights, IL 60004**

Building Type: **Class B Flex/R&D**  
 Status: **Built 1986**  
 Tenancy: **Multiple Tenant**

Land Area: **4.48 AC**  
 Stories: **1**  
 RBA: **57,000 SF**

Management: -  
 Recorded Owner: **3800-3850 Wilke LLC**

Total Avail: **19,648 SF**  
 % Leased: **65.5%**

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: **1**  
 Loading Docks: **2 int**  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: -

Expenses: **2020 Tax @ \$6.65/sf, 2004 Est Tax @ \$3.33/sf; 2004 Est Ops @ \$2.94/sf**  
 Parcel Number: **03-06-303-010-0000, 03-06-303-011-0000, 03-06-303-012-0000**  
 Parking: **162 Surface Spaces are available; Ratio of 2.95/1,000 SF**  
 Amenities: **24 Hour Access, Air Conditioning, Bio-Tech/ Lab Space, Freezer (Space), Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 200	9,824 div	9,824	\$13.00/nnn	Vacant	Negotiable	Direct