

For Sale or Lease

461-471 N. Third Avenue

Des Plaines, IL 60016 | [Property Website](#)

36,325 - 79,322 SF



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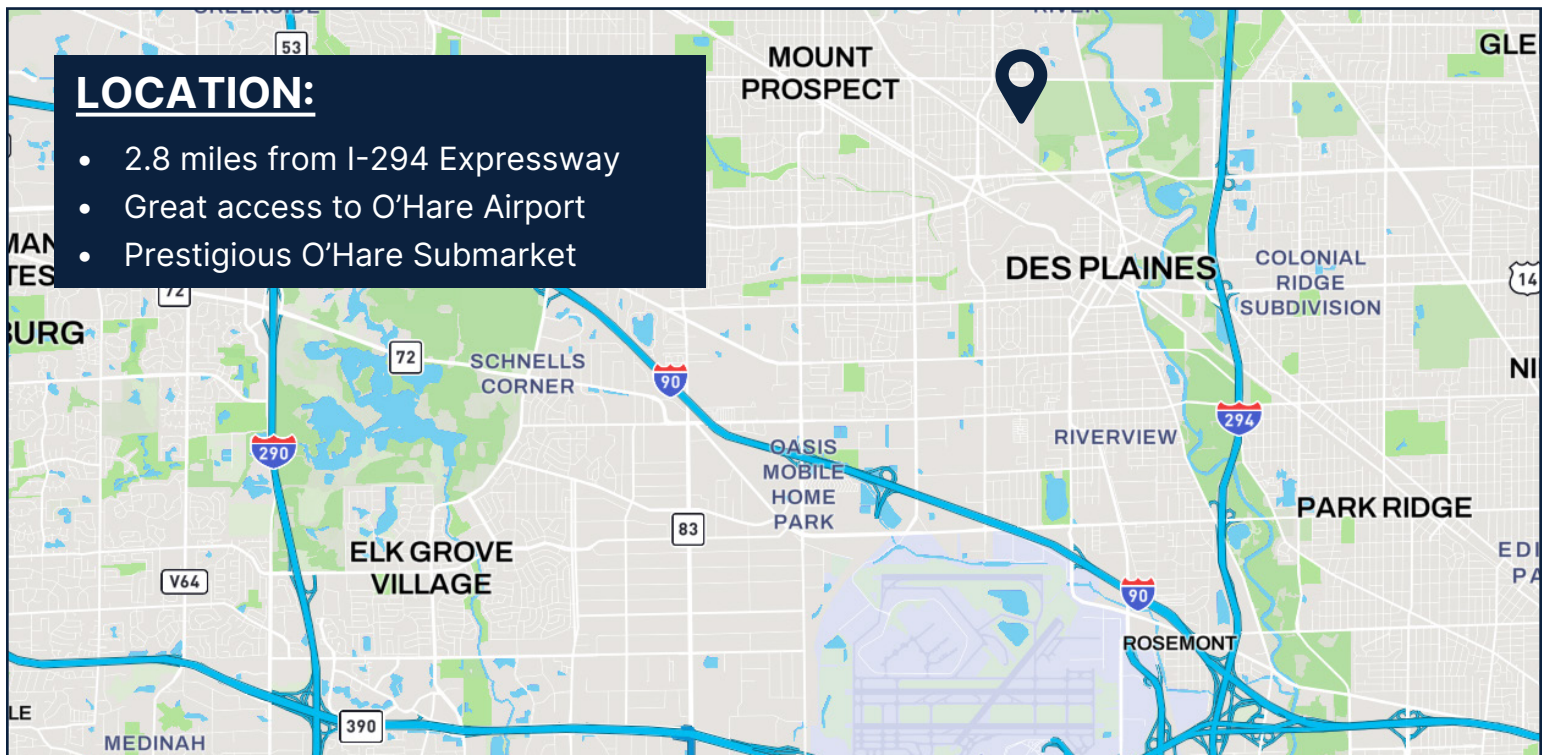
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Building Size	79,322 SF
Site Size	3.1 AC
Ceiling Height	16' Clear
• Unit 461 Size	36,325 SF
• 1st Floor Office	8,825 SF
• 2nd Floor Office	2,500 SF (Not included in total SF)
• Loading	1 DID / 1 Dock (Ability to add 2 nd dock)
• Power	2000A 480/277V
• Unit 471 Size	42,997 SF
• Office Size	±15%
• Loading	1 DID / 1 Dock
• Power	400A 480/277V
Parking	94 Cars (Bldg Total)
Sprinklers	Wet
Year Built	1967
Construction	Masonry
Lease Rate	Subject to Offer
Sale Price	Subject to Offer

PROPERTY HIGHLIGHTS

- Well-maintained industrial building
- Single or two-tenant facility
- Flexible loading access
- Open office space
- Professionally owned and managed



LOCATION:

- 2.8 miles from I-294 Expressway
- Great access to O'Hare Airport
- Prestigious O'Hare Submarket

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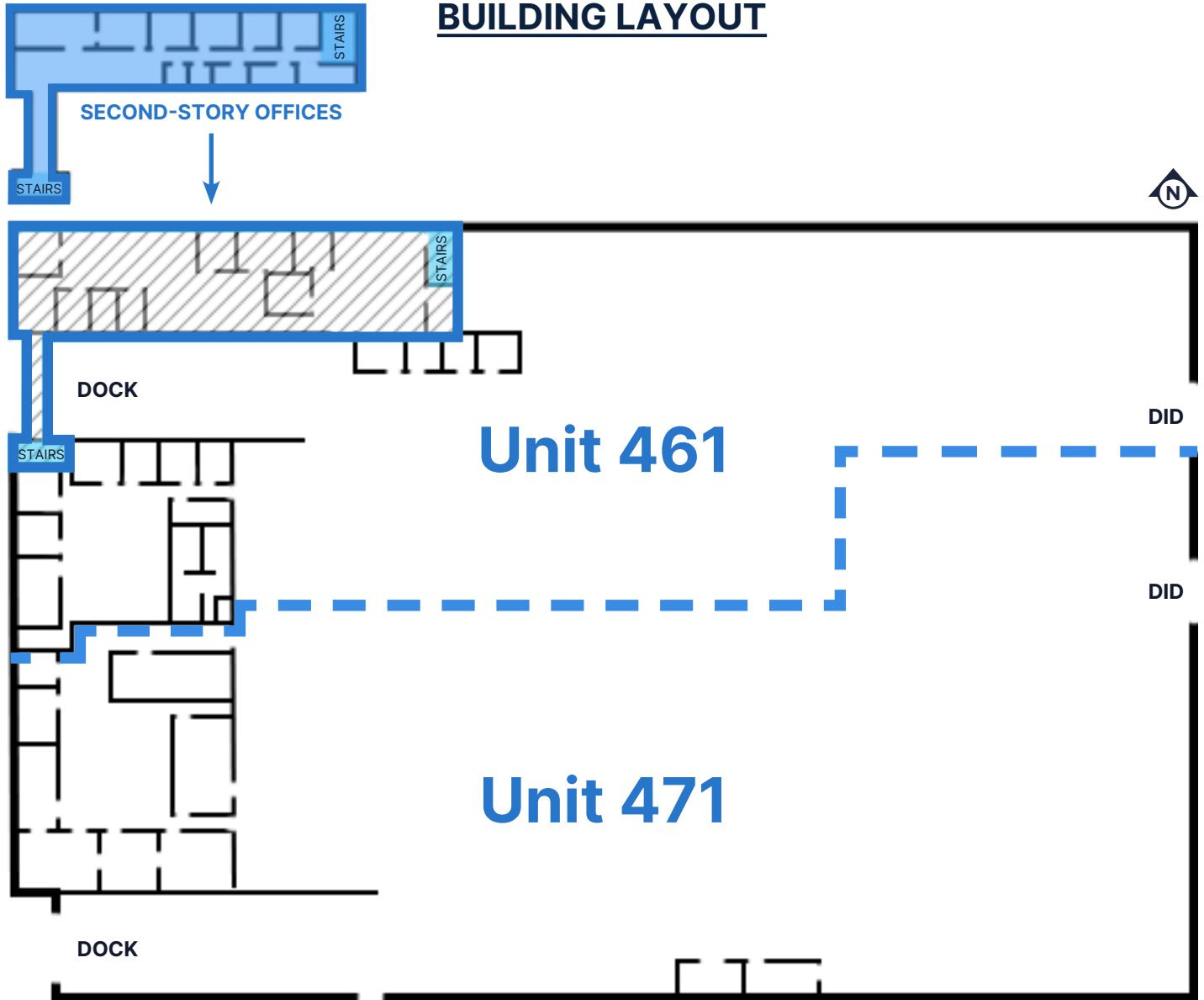
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BUILDING LAYOUT



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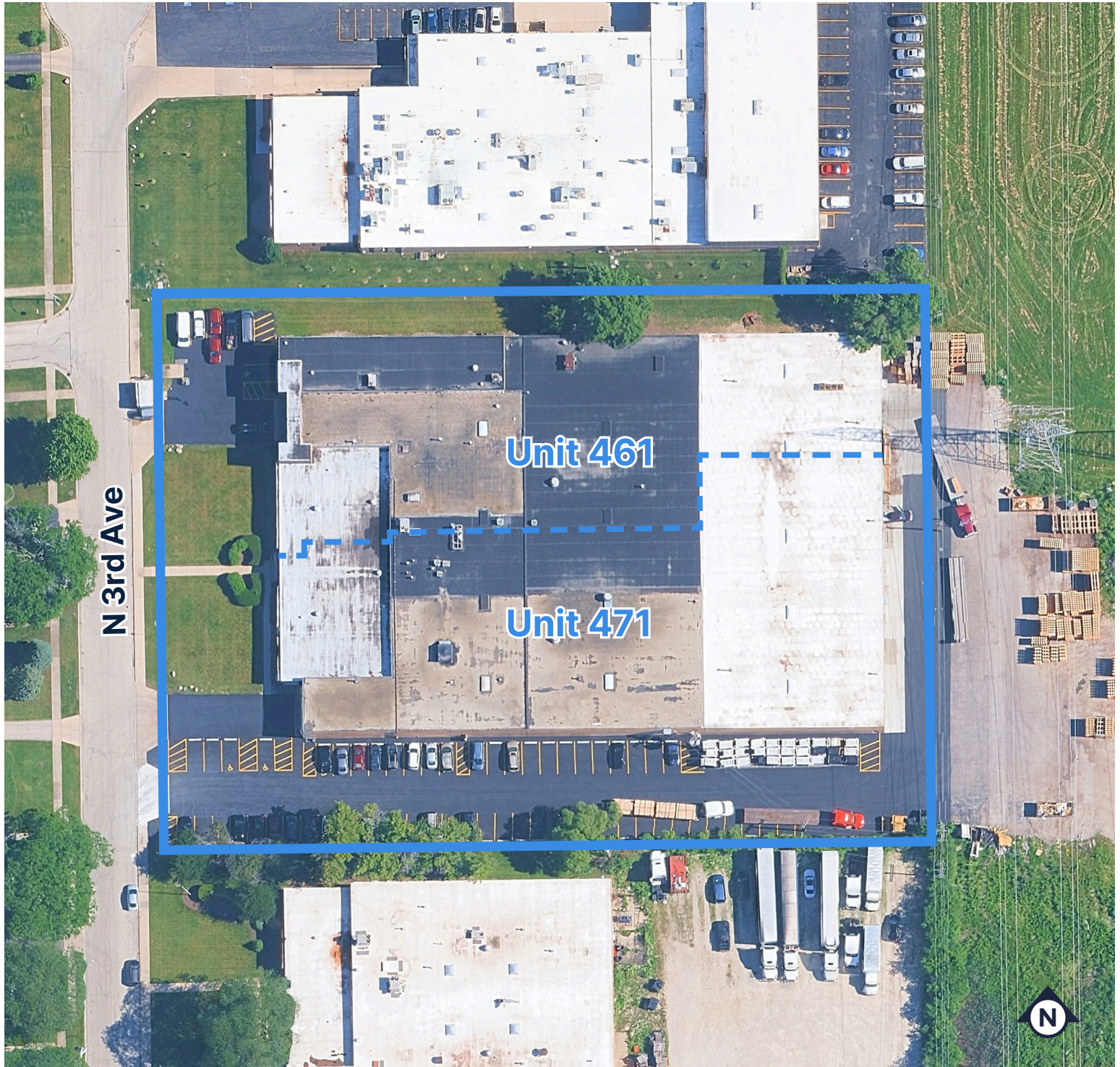
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PROPERTY AERIAL



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