

AVAILABLE FOR SALE / LEASE

250 S. HICKS ROAD

PALATINE, IL 60067



BUILDING SPECIFICATIONS:

BUILDING SIZE:	±67,492 SF
OFFICE:	±1,000 SF with bathrooms in place
SITE SIZE:	2.92 acres
CLEAR HEIGHT:	18'
COLUMNS:	31' x 40'
LOADING:	› Four (4) docks (2 interior - 60' bay, 2 exterior) › Three (3) 14' drive-in doors, four (4) total
SPRINKLER:	Wet
CONSTRUCTION:	Masonry
PARKING:	75 spaces
POWER:	Two (2) - 2500+ amp services
2025 TAXES:	\$3.14 PSF
LEASE RATE:	Subject to Offer
SALE PRICE:	\$5,735,000.00 (\$85.00 PSF)
COMMENTS:	› Great stand-alone manufacturing building › 1 mile to full interchange onto Route 53, I-355 and I-290 › Close proximity to Metra stops › Cross dock loading › Heavy power available › Additional offices on mezzanine level



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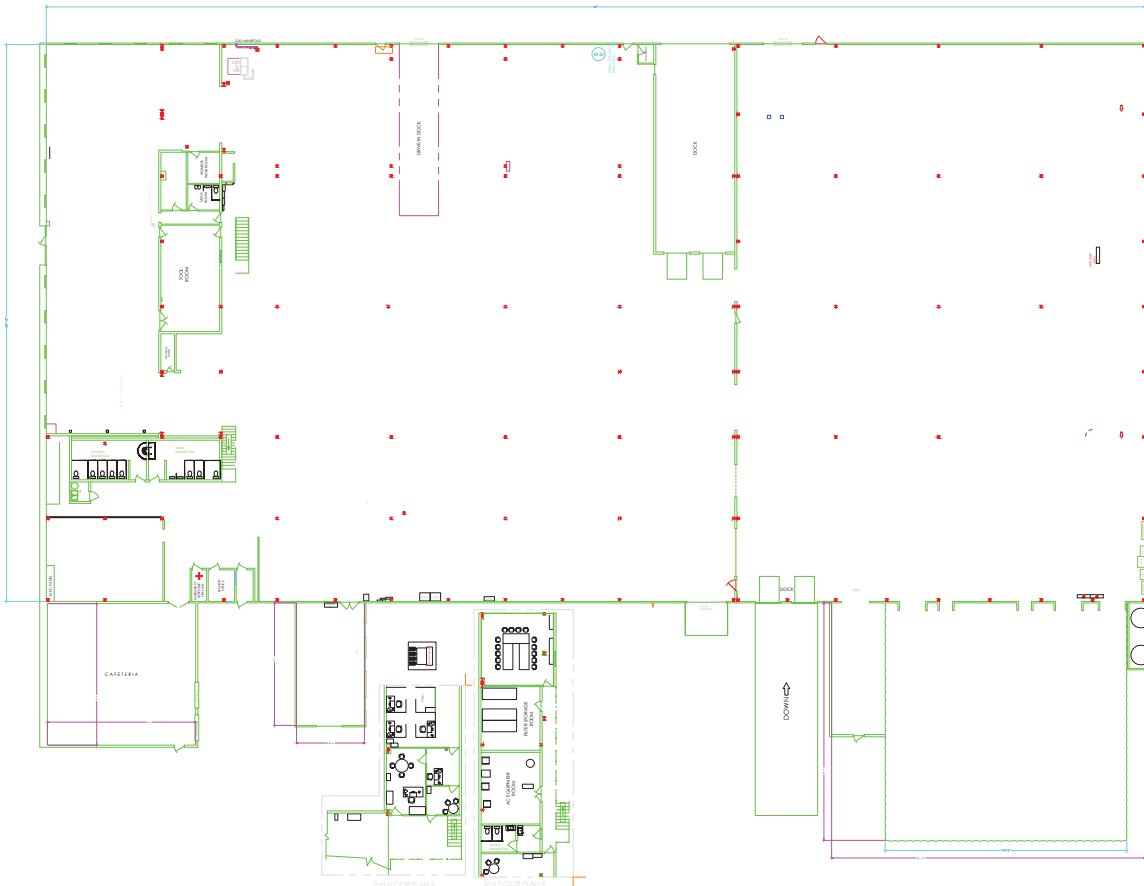
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