

**515**

W COLFAX ST

Palatine, IL 60067

# Ideal Contractor's Headquarters and more...

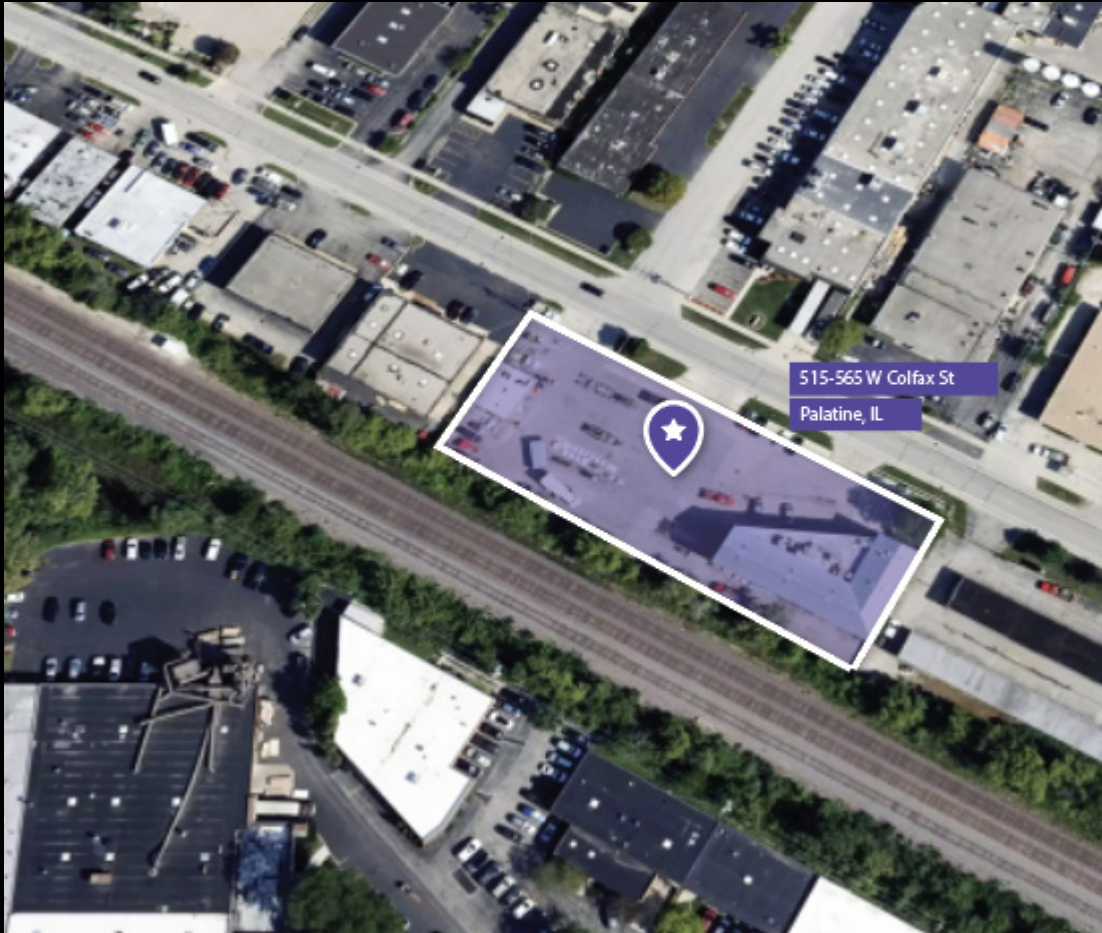


# Imagine the possibilities.

## Building overview

|                      |                                                                                 |
|----------------------|---------------------------------------------------------------------------------|
| Property address     | 515 W Colfax                                                                    |
| City                 | Palatine                                                                        |
| Longitude & Latitude | 42.117053, -88.055656                                                           |
| Neighborhood         | Thriving Industrial Corridor                                                    |
| Size                 | +/- 11,000sf building on +/- 1 acre                                             |
| Office sf            | +/-4,000sf                                                                      |
| Warehouse sf         | +/- 7,000sf                                                                     |
| Ceiling height       | Up to 28' clear                                                                 |
| Loading details      | 1 dock, 1 DID                                                                   |
| Trailer parking      | Multiple configurations                                                         |
| Outdoor storage      | Heavy                                                                           |
| Power                | Ample                                                                           |
| Zoning               | M                                                                               |
| Real Estate taxes    | +/- \$48,000                                                                    |
| Clear use cases      | The manufacturing district is intended to accommodate manufacturing activities. |
| Nearby highways      | Close to I90 and Rt 53                                                          |
| Sale price           | \$2,050,000                                                                     |

Heavy parking, truck parking, outside storage, contractor yard, and or future expansion.



Modern office



Dock and drive in door



High ceilings warehouse with large parking lot



Industrial corridor



2 miles to Rt 53  
4 miles to I90



Metra 0.6 miles



Unencumbered by Truck Restrictions



17 miles to O'Hare

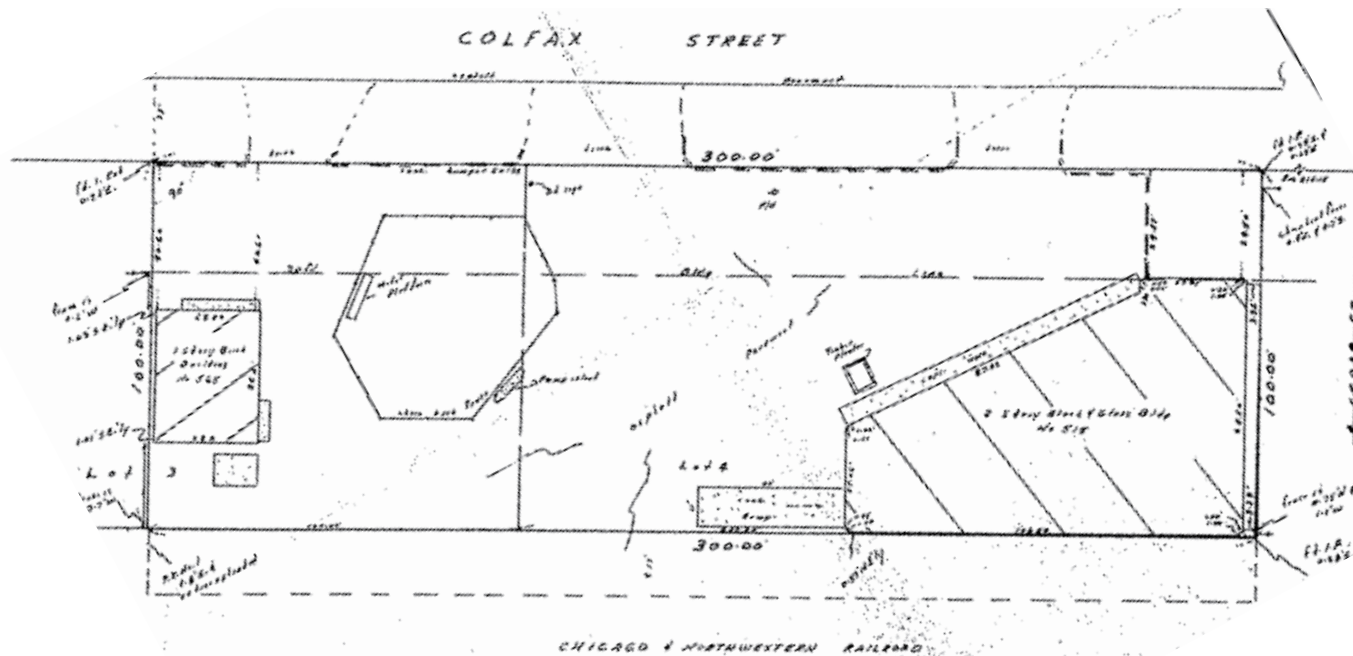


Nearby labor pools Abundant coveted Northwest Suburban skilled and semi-skilled.

# Plant of survey

Available for sale

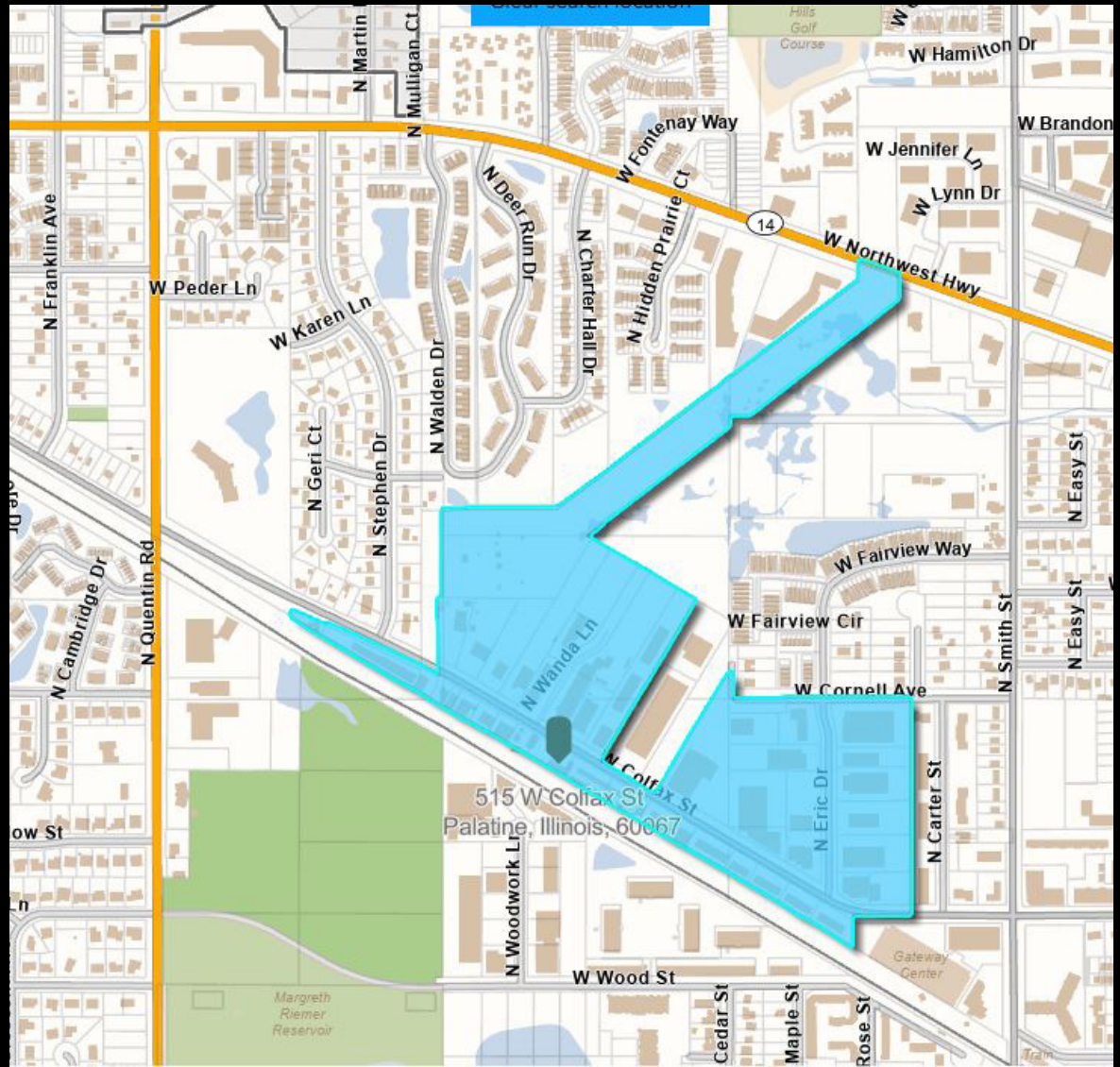
+/- 4,000 sf office  
+/- 7,000 sf warehouse



# Zoning

City: Palatine, IL

Zoning: M



# Nearby amenities



Proximity to major roadways

US Route 14, Hicks Rd, IL-53, I-90



## Manufacturers

|    |                        |
|----|------------------------|
| 01 | CGR Technologies       |
| 02 | Sumer Inc              |
| 03 | Weber-Stephen          |
| 04 | Water Technologies     |
| 05 | Arlington Plating Corp |



## Restaurants

|    |                       |
|----|-----------------------|
| 01 | Phoenix Flame         |
| 02 | Brandt's              |
| 03 | Chicago Culinary Kitc |
| 04 | Bread & Butter Café   |
| 05 | Julies Mexican Restau |



## Hardware stores

|    |                        |
|----|------------------------|
| 01 | Palatine True Value    |
| 02 | The Home Depot         |
| 03 | Lowe's                 |
| 04 | Berland's House of To  |
| 05 | Richard's Building Sup |



## Fueling

|    |          |
|----|----------|
| 01 | Exxon    |
| 02 | Shell    |
| 03 | Circle K |
| 04 | Speedway |
| 05 | Amoco    |



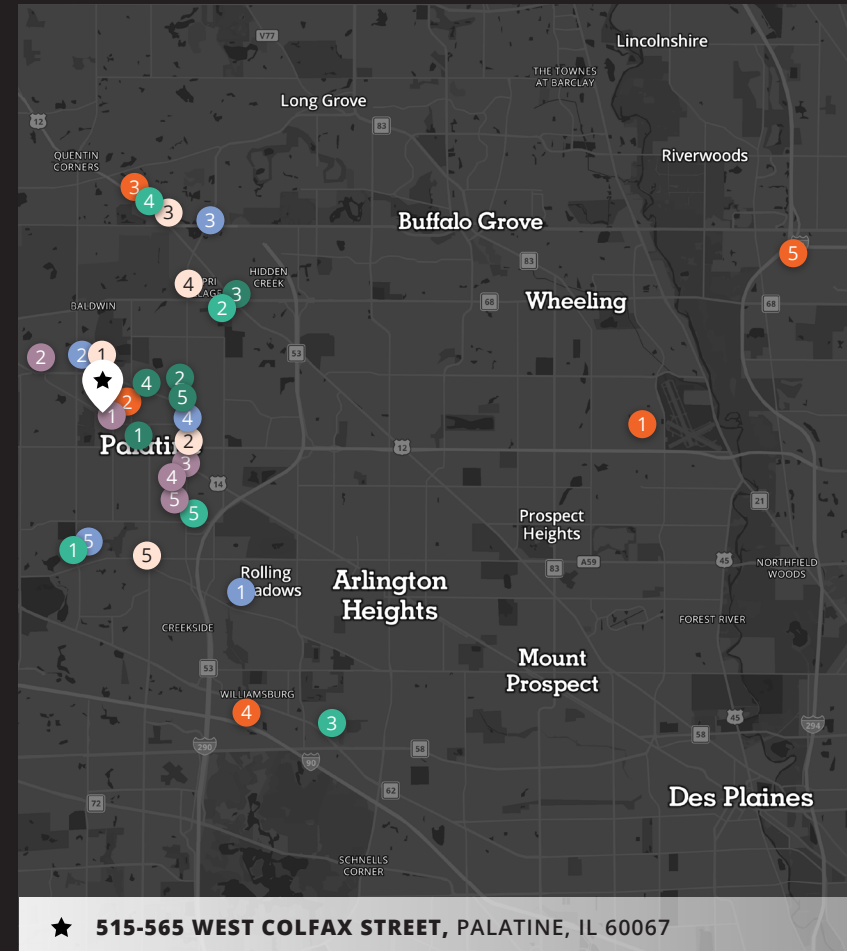
## Contractor supply

|    |                       |
|----|-----------------------|
| 01 | ABC Supply            |
| 02 | Contractor Material   |
| 03 | Multiple Concrete Acc |
| 04 | Alex Building Materia |
| 05 | Northbrook Contract   |



## Banks

|    |                       |
|----|-----------------------|
| 01 | Palatine Bank & Trust |
| 02 | First Bank & Trust    |
| 03 | US Bank               |
| 04 | Cornerstone National  |
| 05 | Citi Bank             |



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