



BUILDING 2: 306,292 SF

SPECS

Size: 306,360 SF (divisible)

Clear Height: 36'

Car Parking: 311

Parking Ratio: 1.01/1,000

Trailer Stalls: 65

Dock Positions: 47

Drive-in Doors: 2

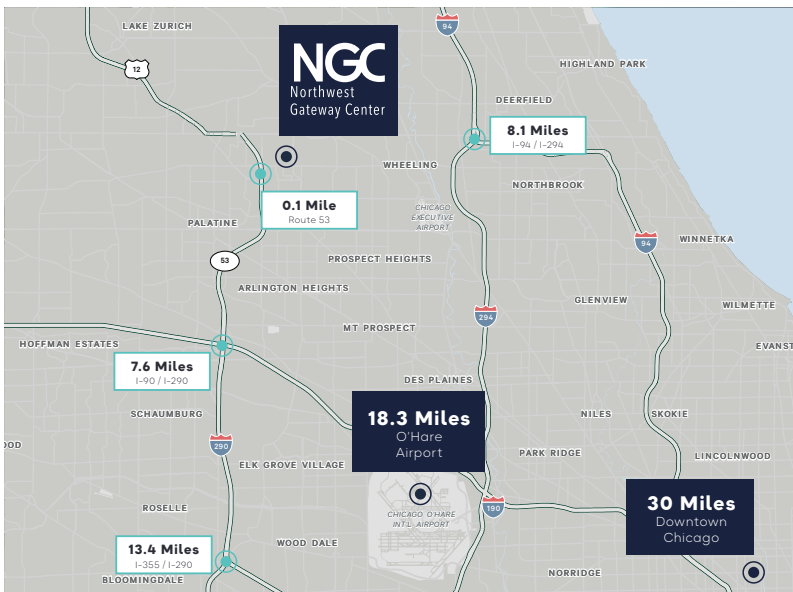
Power: 2,000 Amp, 277/480 volt,
3PH electrical Service

Lighting: LED

Fire Protection: ESFR

Lease Rate: STO

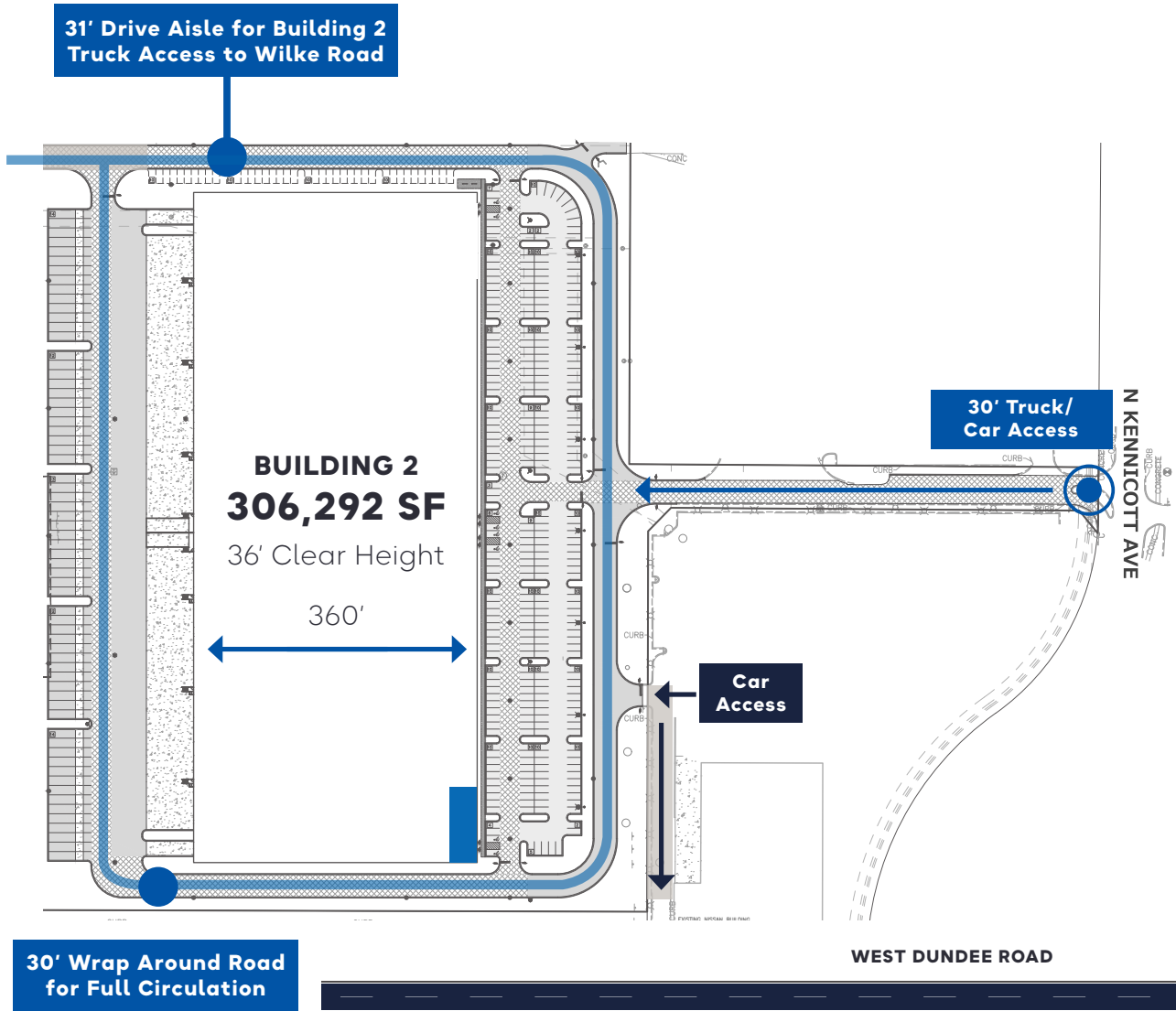
Bay Size: 54' x 50' with a
60' speed bay



FEATURES

- › Full building circulation with 30'- wide wrap-around road
- › Two points of access for trucks (Kennicott Avenue and truck drive aisle to Wilke Road)
- › Two trays of front car parking for institutional office atmosphere
- › Right-in / Right-out direct car access to Dundee
- › Exceptional design for e-commerce and distribution
- › Class 6B real estate tax incentive in place
- › High image glass façade entryways
- › 185' truck court with 65 trailer stalls for maximum distribution

3600 N KENNICOTT AVENUE ARLINGTON HEIGHTS



MIKE SEDJO
+1 847 269 8883
mike.sedjo@cbre.com

JACK BRENNAN
+1 847 706 4925
jack.brennan@cbre.com

JOHN HAMILTON
+1 847 706 4909
john.hamilton@cbre.com

BEN DICKEY
+1 630 573 1297
ben.dickey@cbre.com

© 2022 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



CBRE