

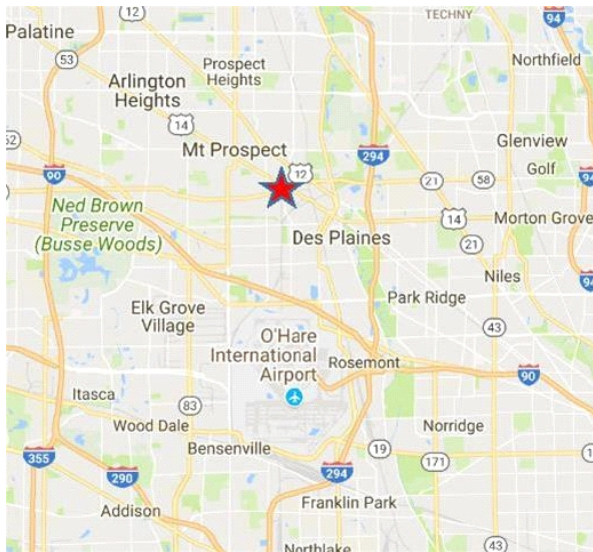
414 E. Golf Road

Des Plaines, IL



Available for Lease +/- 124,939 SF (Divisible to +/- 25,000 SF)

As exclusive agents, we are pleased to offer the following property for lease:



- ◆ Building Size: 124,939 SF on a 6.5 Acre Site
- ◆ Zoned: M-1 Limited Manufacturing District
- ◆ 22' Clear Ceiling Height
- ◆ 10,000 SF of Office Space Available for Direct Lease
- ◆ Four Interior Common Docks - All with Levelers
- ◆ One Drive-In Door (10' x 10')
- ◆ One Flatbed Loading Door, Overhead Door (18' x 18')
- ◆ 109 Car Parking
- ◆ Power: 800a/480v and 2000a/208v
- ◆ Gas Fired Heat Units
- ◆ Class IV Sprinkling System

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**Newmark
Knight Frank**

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Property Highlights:

- ◆ Permitted Use: Manufacturing (Light) - Auto Body - Auto Service - Trade Contractor Use - Office
- ◆ Occupancy in 60 - 90 days, Per City of Des Plaines Approval
- ◆ Exterior Walls: Brick and Concrete Masonry
- ◆ No Hazardous Product Allowed
- ◆ Conveniently Located at the Intersection of Golf Road & Wolf Road
- ◆ Quick Accessibility to Northwest Highway (US Route 14)
- ◆ Cumberland Metra Station Adjacent to Property
- ◆ 5 Miles from O'Hare International Airport
- ◆ 3 Miles from I-294; 6.5 Miles from I-290; 6.5 Miles from I-90

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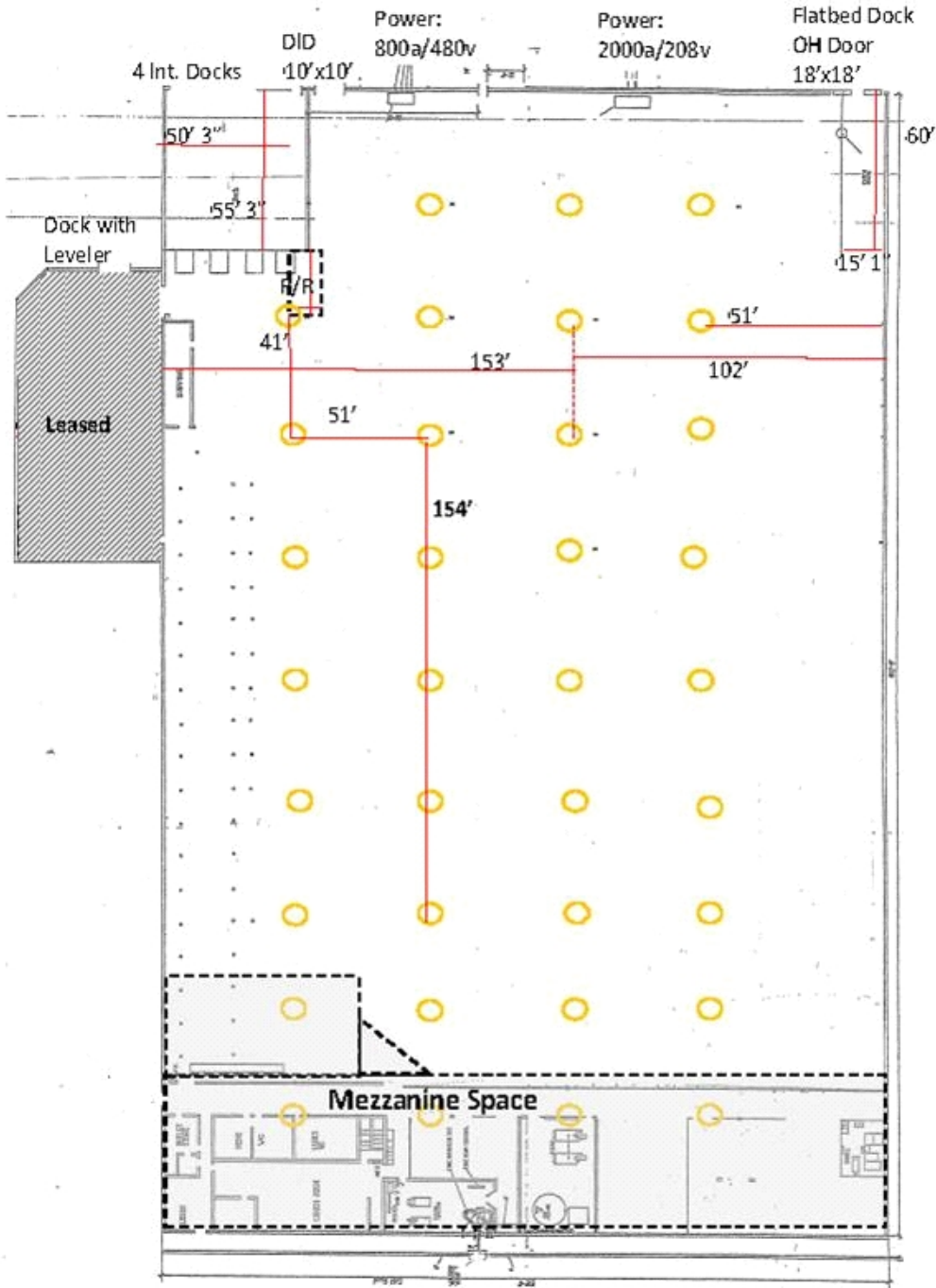
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