

DELIVERY Q4 2025



171,600 SF O'HARE NEW CONSTRUCTION - DIVISIBLE

424 HOWARD AVENUE, DES PLAINES, IL

Contact Us:

THOMAS RODENO

Vice Chair

+1 847 698 8231

tom.rodено@colliers.com

MIKE SENNER

Vice Chair

+1 847 698 8234

mike.senner@colliers.com

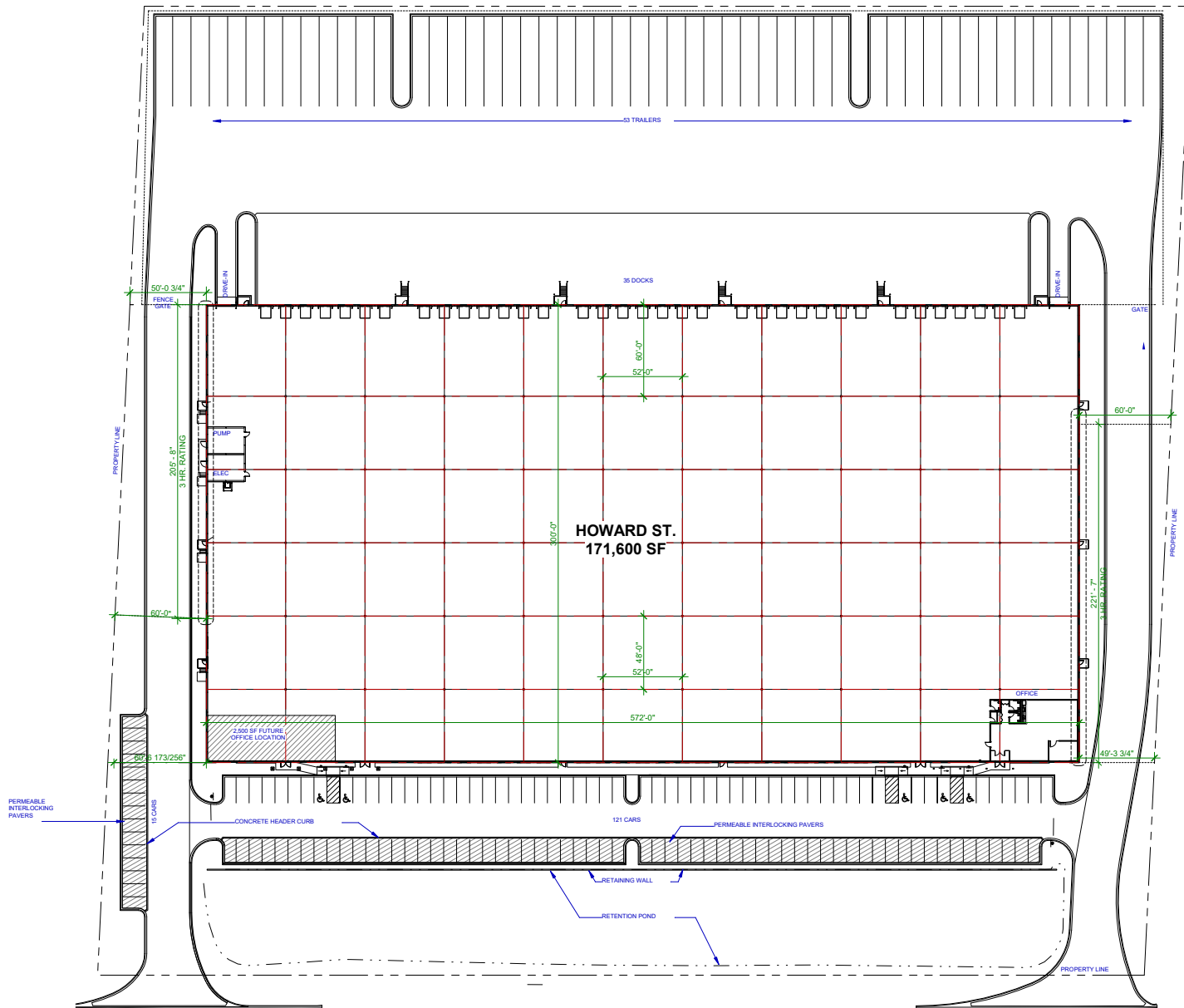


Colliers International
6250 N. River Rd. | Suite 11-100
Rosemont, IL 60018
www.colliers.com/chicago

About This Property

- Available Size: 171,600 SF (divisible to 50,000 SF)
- Office Size: 2,500 sf of spec office (move in ready upon delivery)
- Ceiling Height: 36' clear
- Loading: 35 exterior docks, 2 drive-in doors
- Sprinklers: ESFR
- Car Parking: 136 spaces (expandable)
- Construction: Precast
- Zoning: I-2
- Lease Rate: Subject to Offer
- Located less than two miles from I-90 4-way interchange with access to more than 7.2 million people within a 30 mile radius
- Immediate access to Elmhurst Rd. 4-way interchange and O'Hare's North Cargo entrance
- Approved 6B tax abatement
- Solar ready roof (south facing)
- Counter clockwise truck circulation
- Onsite truck queuing
- Mass timber entry canopy

SITE PLAN

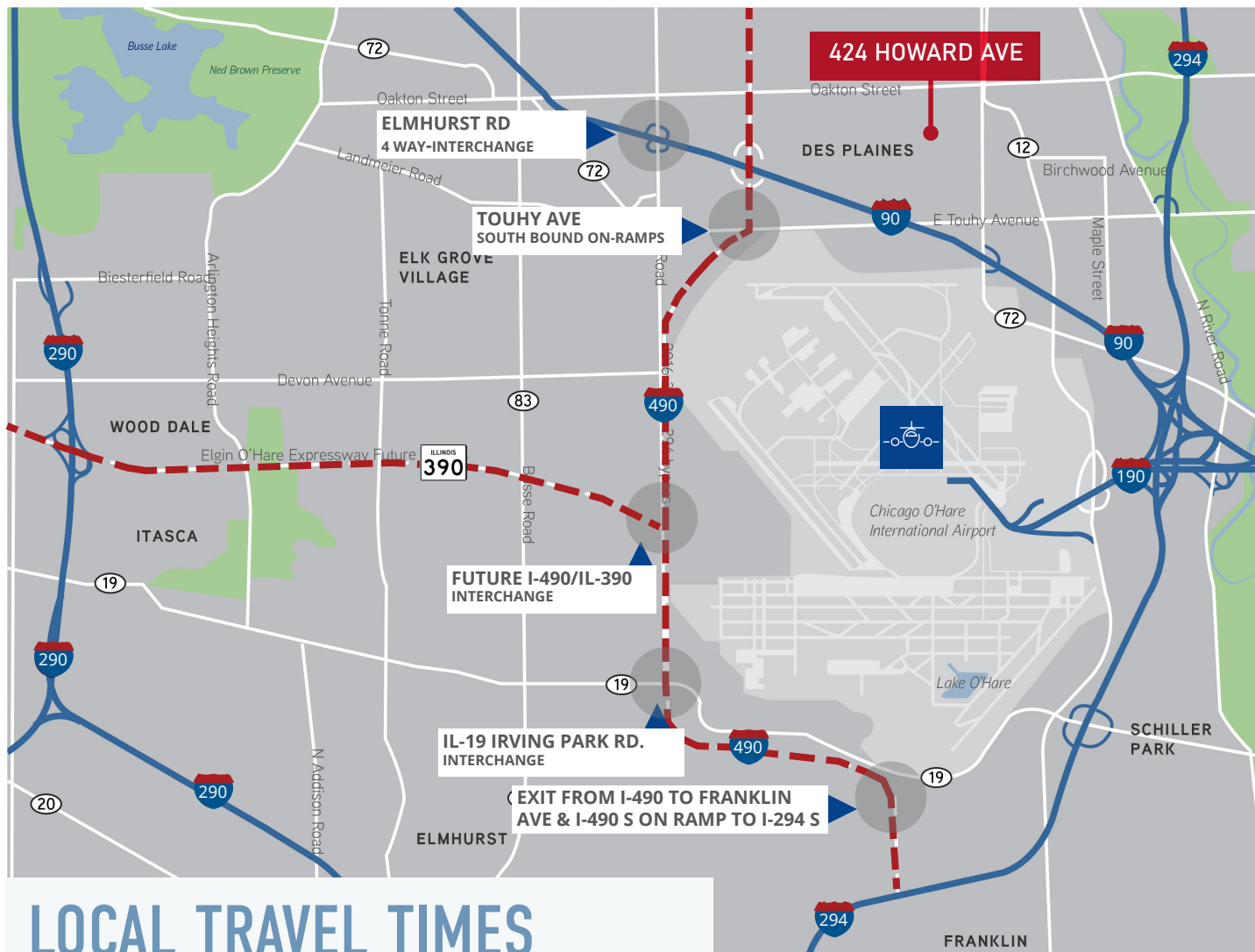


1 SITE PLAN
A1.0 1" = 40'-0"



THOMAS RODENO
Vice Chair
+1 847 698 8231
tom.rodeno@colliers.com

MIKE SENNER
Vice Chair
+1 847 698 8234
mike.senner@colliers.com



LOCAL TRAVEL TIMES

I-90	5 minutes	1.9 miles
I-290	11 minutes	7.6 miles
I-294	7 minutes	2.8 miles
I-355	19 minutes	10.3 miles
O'HARE AIRPORT	9 minutes	4.7 miles
DOWNTOWN CHICAGO	23 minutes	18.2 miles
MIDWAY AIRPORT	42 minutes	28.3 miles



THOMAS RODENO

Vice Chair

+1 847 698 8231

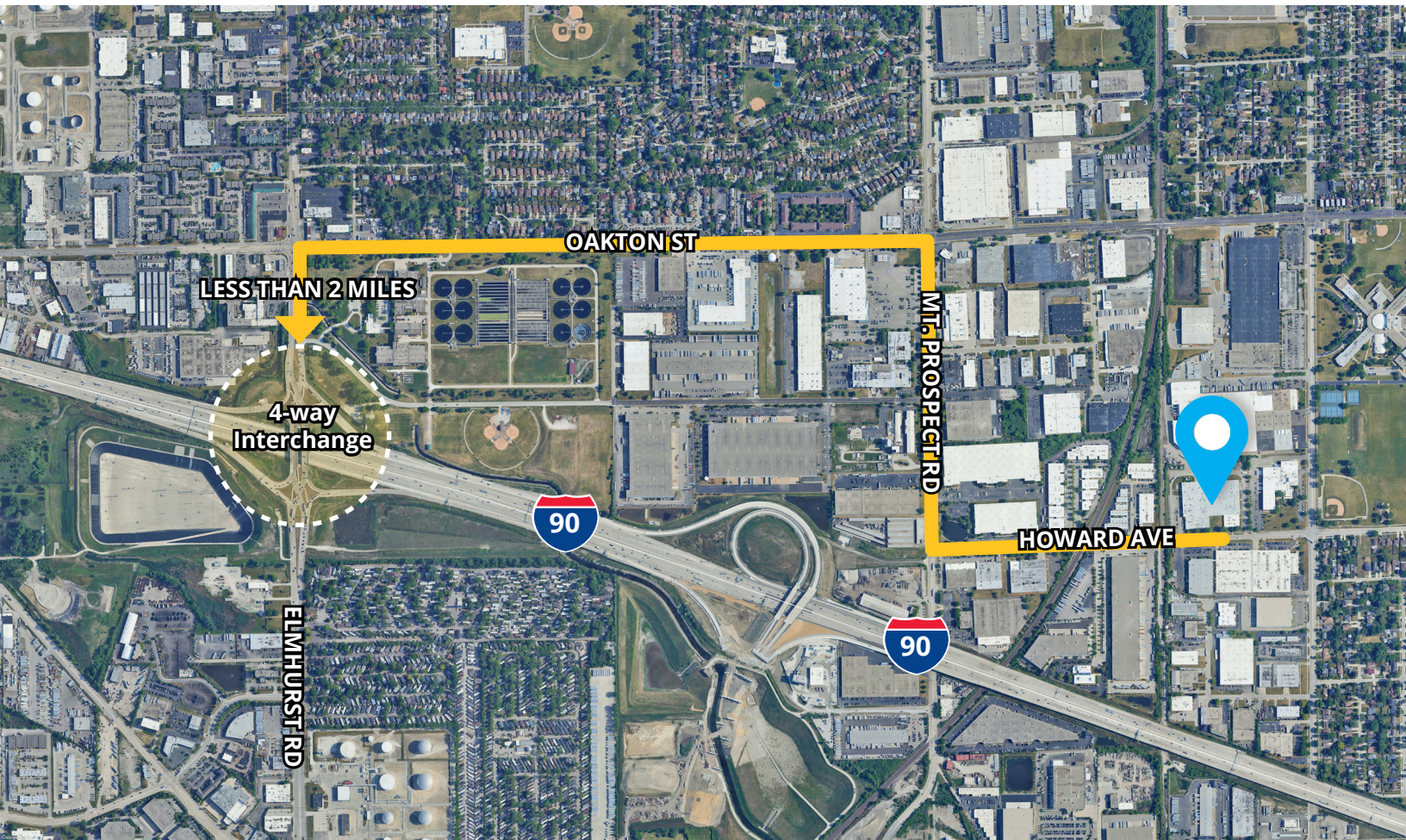
tom.rodено@colliers.com

MIKE SENNER

Vice Chair

+1 847 698 8234

mike.senner@colliers.com



THOMAS RODENO
Vice Chair
+1 847 698 8231
tom.rodeno@colliers.com

MIKE SENNER
Vice Chair
+1 847 698 8234
mike.senner@colliers.com