



99,365 SF Fully A/C Available

3311 N. Kennicott Ave
Arlington Heights, IL

About This Property

- Available Size: 68,588 SF - 99,365 SF
- Office Size: 25,355 SF - 40,355 SF
- Building Size: 99,365 SF
- Land Size: 10 Acres
- Clear Height: 24'
- Electric: 2,000 amps @ 480 volts
- Bay Size: 50' x 40'
- Car Parking: 1 per 1,000/SF (expandable)
- Loading: 6 interior docks, 2 drive-in doors
- Constructed: 1982
- 100% air conditioned
- Building expandable to 160,365 SF
- LED lighting
- 50 trailer parking spaces available
- New roof installed 2015 under warranty until 2030
- Excellent highway access at Dundee/Rt. 53
- Bonus mezzanine 15,154 SF with elevator (not included in square footage)
- Lease Rate: \$8.50/SF Net
- Sale Price: \$7,995,000

Contact us:

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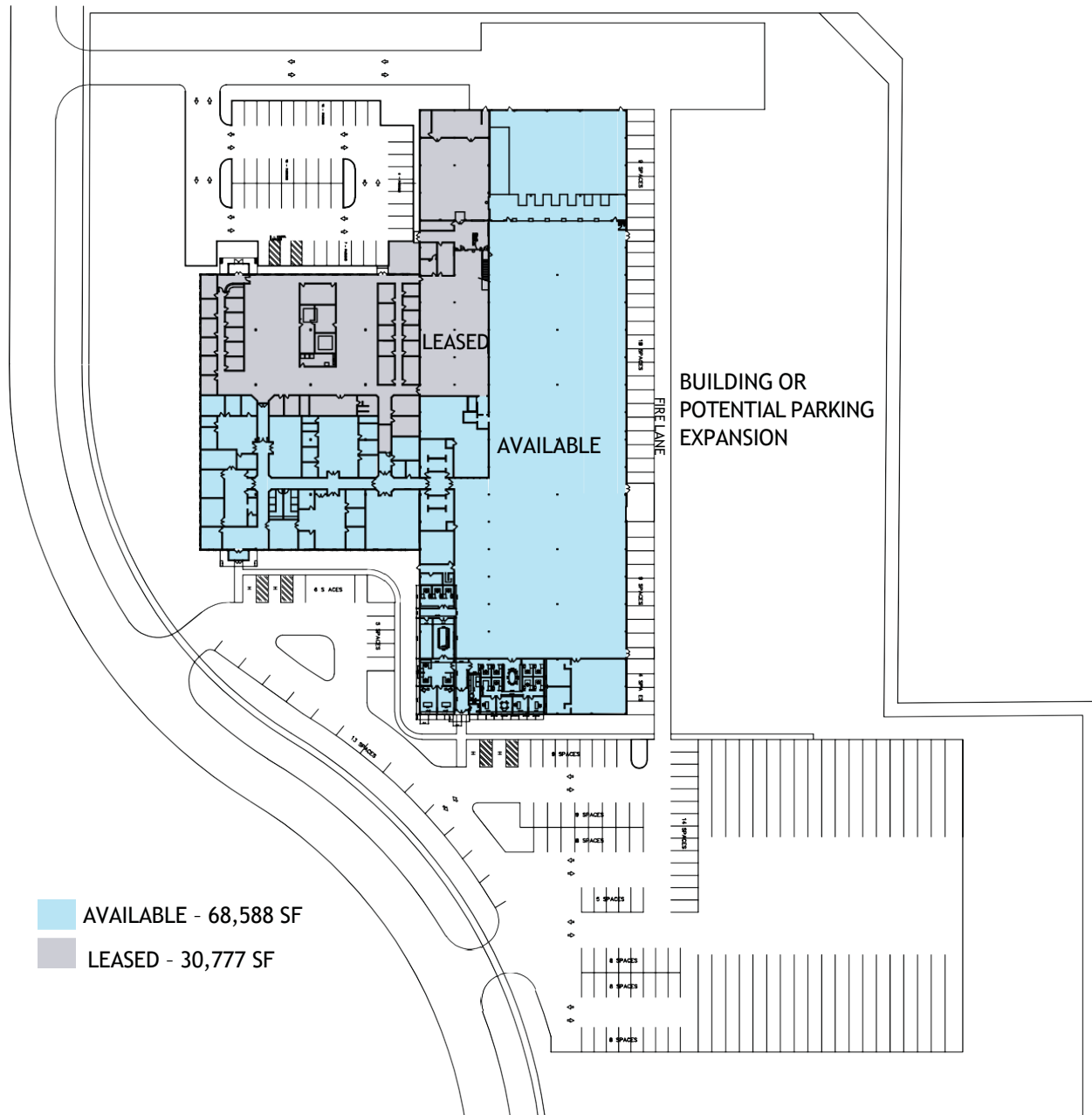
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6250 N. River Rd., Suite 11-100
Rosemont, IL 60018

Site Plan



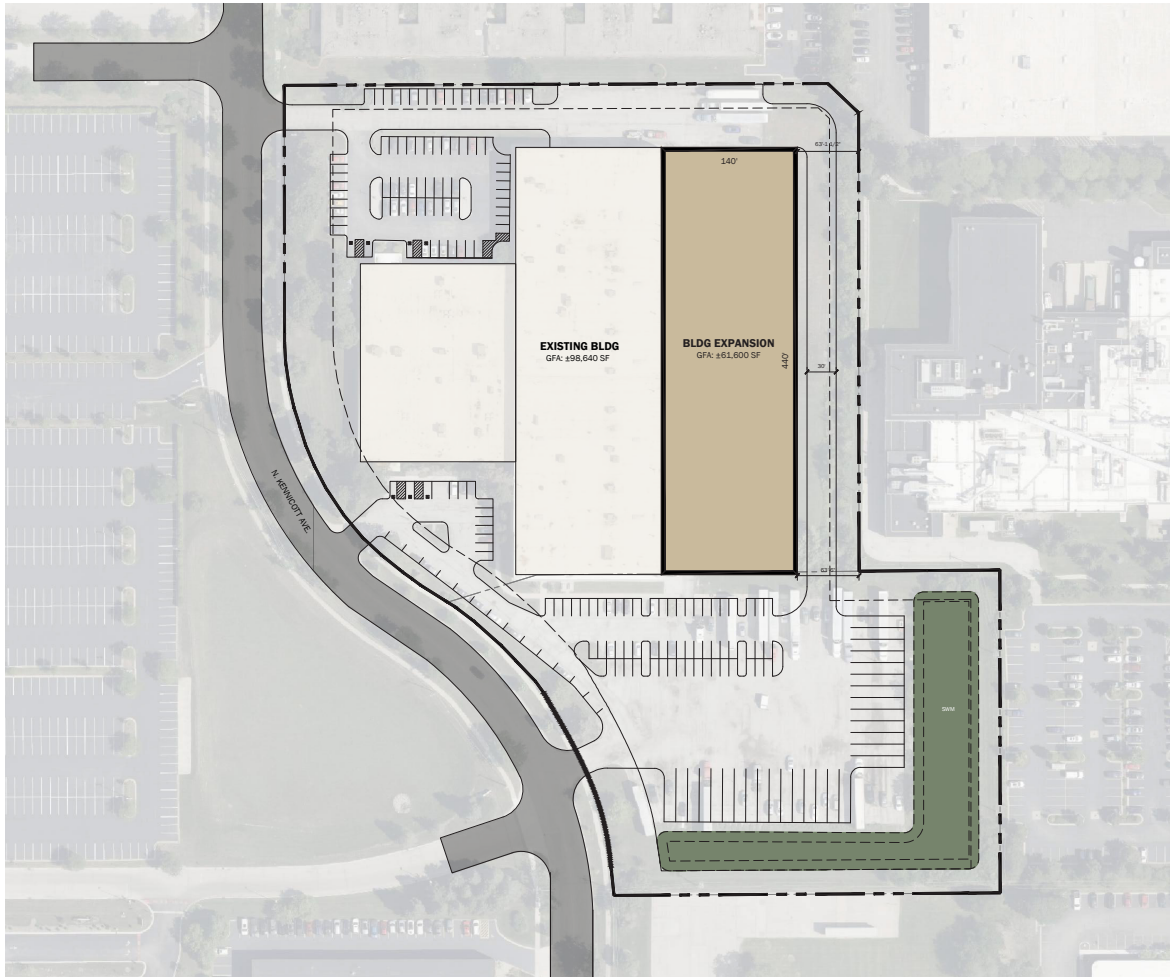
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Site Plan



DEVELOPMENT STANDARDS

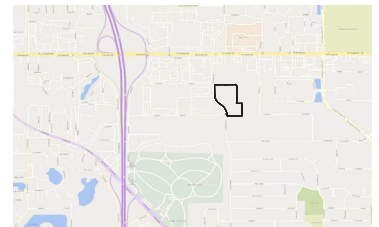
Zoning		Arlington Heights
Jurisdiction		M-1
Zoning Designation		TBD ⁶
Max Building Coverage		2.50
Max F.A.R.		TBD ⁶
Max Height		TBD ⁶
Max Stories		TBD ⁶
Req. Landscape		TBD ⁶
Building Setbacks		
	Front	50 FT
	Side	25 FT ²
	Rear	30 FT ³
Landscape Setbacks		
	Front	50 FT ⁵
	Side	SEE NOTE ^{5, 6}
	Rear	SEE NOTE ^{5, 6}
Parking Standards		
	Min Stall Size	9'x18'
	Drive Aisle	24 FT
	Fire Lane	26 FT
	Landscape Islands	9 FT
Required Parking		
	Office	1/300 SF
	Manufacturing	1/2 EMP
	Warehouse	1/2 EMP

PROJECT DATA

Site Summary		APN(s): ##
Gross Site Area	442,101 SF	10.15 AC
Stormwater Management	29,168 SF	@ 7%
Net Site Area	412,933 SF	9.48 AC
Total Building Area(s)		
	Gross Floor Area	160,240 SF
	Footprint	160,240 SF
	Gross	36%
	Net	39%
	Gross	0.36
	Net	0.39
Existing Building		
	Building Area(s)	Footprint
		@5% Office
	Cars Required	98,640 SF
	Existing Cars Provided	TBD
		@1.05/1,000 SF
		Req. Accessible
		104 Stalls
	Drive-in Doors	5 Stalls
	Docks	1
		@1/16,440 SF
		6
Building Expansion		
	Building Area(s)	Footprint
		@5% Office
	Cars Required	61,600 SF
	Existing Cars Provided	TBD
		@0.7/1,000 SF
		Req. Accessible
		43 Stalls
		2 Stalls
	Trailers	29 Stalls

Notes

- 50 feet for yards located on a major or secondary arterial and 40 feet for all others.
- 10% of lot width for 25 feet or greater, but the total side yard does not need to exceed 50 feet. Building lines shall not be closer than 50 feet from a residential district boundary, unless such residential district boundary falls within a street right-of-way in which case it shall not be closer than 125 feet. No structures, drives, parking lots, parked cars or other obstructions may be located within six feet of the residential boundary line within a yard adjoining a residential district.
- 30 feet except when adjacent to residential districts, in which case a 50 foot minimum rear yard shall be required.
- Provided a 1.5 foot overhang.
- In M-1, off street parking spaces may be located in any yard except required front yards.
- To be determined by the city.



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:
REGIDED PARCEL DATA
www.regid.com
Stormwater Management Design:
SOURCES DATA PROVIDED, ADDITIONAL
UNDERGROUND SYSTEM MAY BE REQUIRED.

SCHEME: 01

Conceptual Site Plan
3311.3323 Kennicott - Building Expansion
3311 North Kennicott Avenue, Arlington Heights, IL

WARE MALCOMB
State of Illinois Design Firm Registration No. 124-04-0069

CH20-0058-00
2023.04.17

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Photos



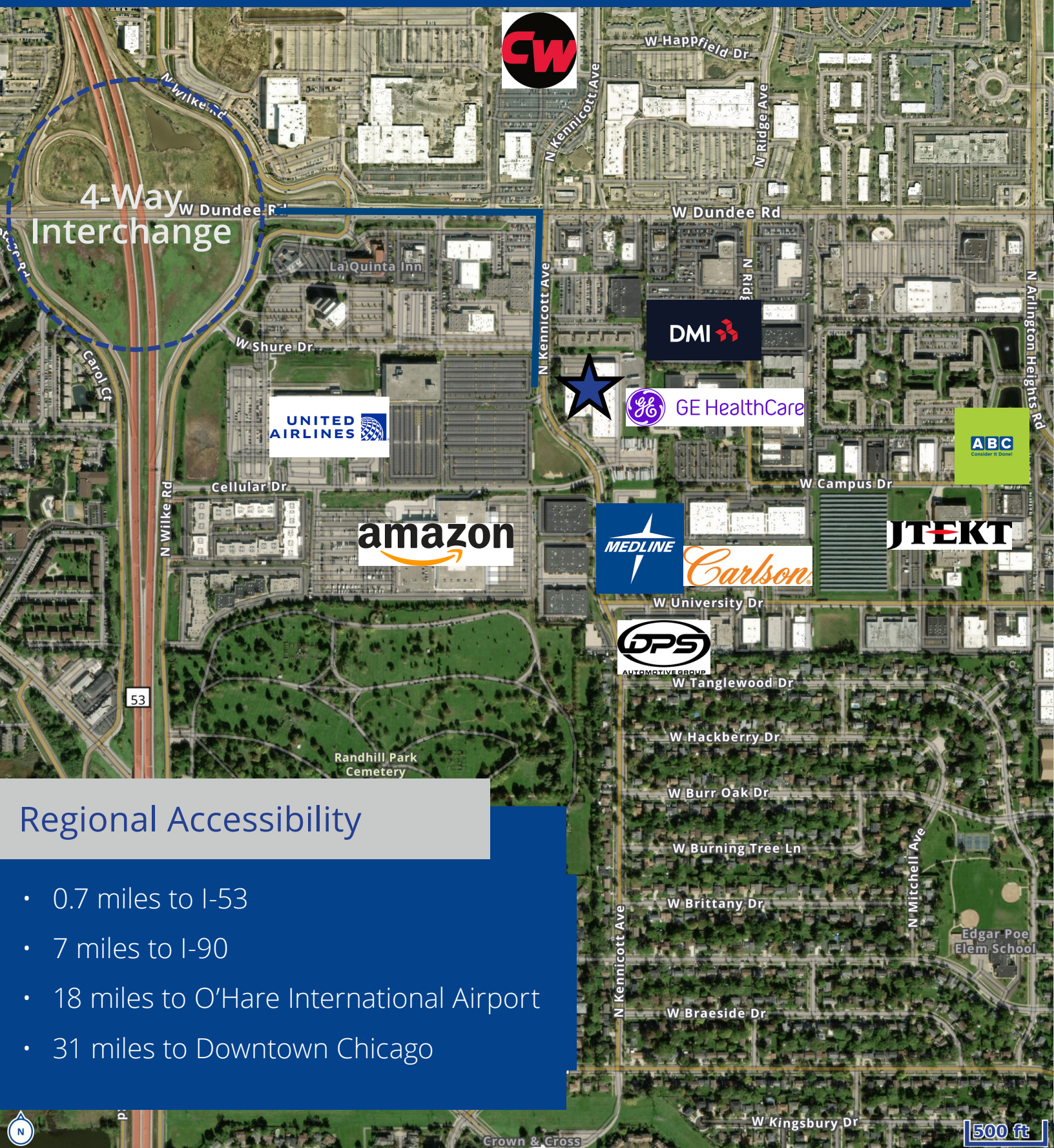
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Expressway Access & Corporate Neighbors



Regional Accessibility

- 0.7 miles to I-53
- 7 miles to I-90
- 18 miles to O'Hare International Airport
- 31 miles to Downtown Chicago

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