

INDUSTRIAL FOR LEASE

110 SOUTH RIVER ROAD

110 SOUTH RIVER ROAD, DES PLAINES, IL 60016



INDUSTRIAL FOR LEASE

KELLER WILLIAMS REALTY PARTNERS

700 Busse Hwy
Park Ridge, IL 60068



Each Office Independently Owned and Operated

PRESENTED BY:

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475.155906, IL

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DISCLAIMER

110 SOUTH RIVER ROAD



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110 SOUTH RIVER ROAD

LOCATION INFORMATION

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LOCATION & HIGHLIGHTS

LOCATION MAPS

DEMOGRAPHICS

LOCATION & HIGHLIGHTS

110 SOUTH RIVER ROAD



LOCATION INFORMATION

Building Name:	110 South River Road
Street Address:	110 South River Road
City, State, Zip:	Des Plaines, IL 60016
County:	Cook
Market:	Chicago - IL
Sub-market:	Des Plaines/Arlington Heights Corridor - IL
Cross Streets:	Golf & River
Signal Intersection:	Gold & River

LOCATION OVERVIEW

In 1857, the Chicago, St. Paul, and Fond du Lac Railroad began running its route, stopping near the mill on the Des Plaines river, where a small business section had grown up. The railroad platted the prospective town of Rand at the site. In 1859, the Chicago and North Western Railway purchased the rail line, giving the train station the name "Des Plaines". In 1869, the Rand subdivision's name was changed to Des Plaines, and the village of Des Plaines was then incorporated.

Des Plaines was reincorporated in 1873 and elected a village board the following year. Local brick manufacturer Franklin Whitcomb served as the first Village President.

In 1925, village residents voted to convert to a city form of government and annexed the village of Riverview to the south. Subsequent annexations included the Orchard Place area in 1956. The city experienced rapid growth after World War II and with the opening of nearby O'Hare International Airport.

Des Plaines was the site of Ray Kroc's first McDonald's franchise, which opened in 1955. The restaurant was demolished in 1984, and a replica was built on the site as a museum dedicated to McDonald's history. In 2017, McDonald's announced plans to demolish the building due to repeated flooding. The building has since been demolished.

In 1979, Des Plaines was the site of the accident of American Airlines Flight 191, in which a McDonnell Douglas DC-10 departing from O'Hare lost an engine and wing material and crashed near a local trailer park just north of Touhy Avenue. All 271 people on board the aircraft died, as did two workers at a repair garage. Two more, along with three civilians, were injured.

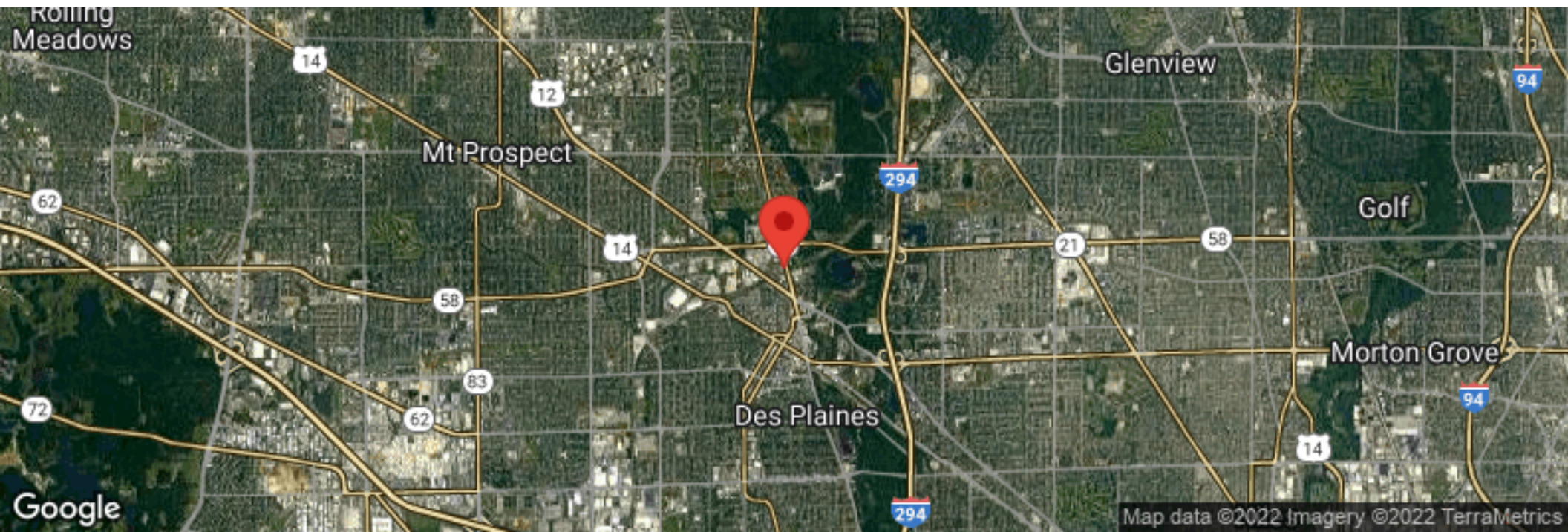
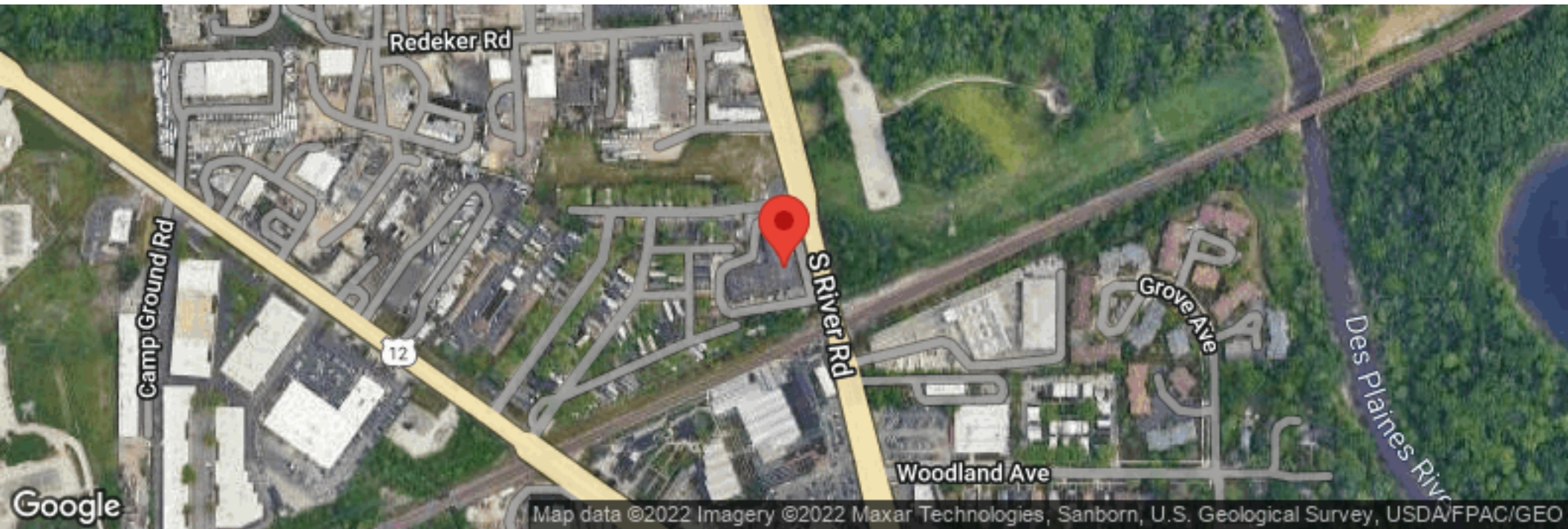
PROPERTY HIGHLIGHTS

- 2 vacant Units
- On-Site Parking
- Lowest Rent in Des Plaines



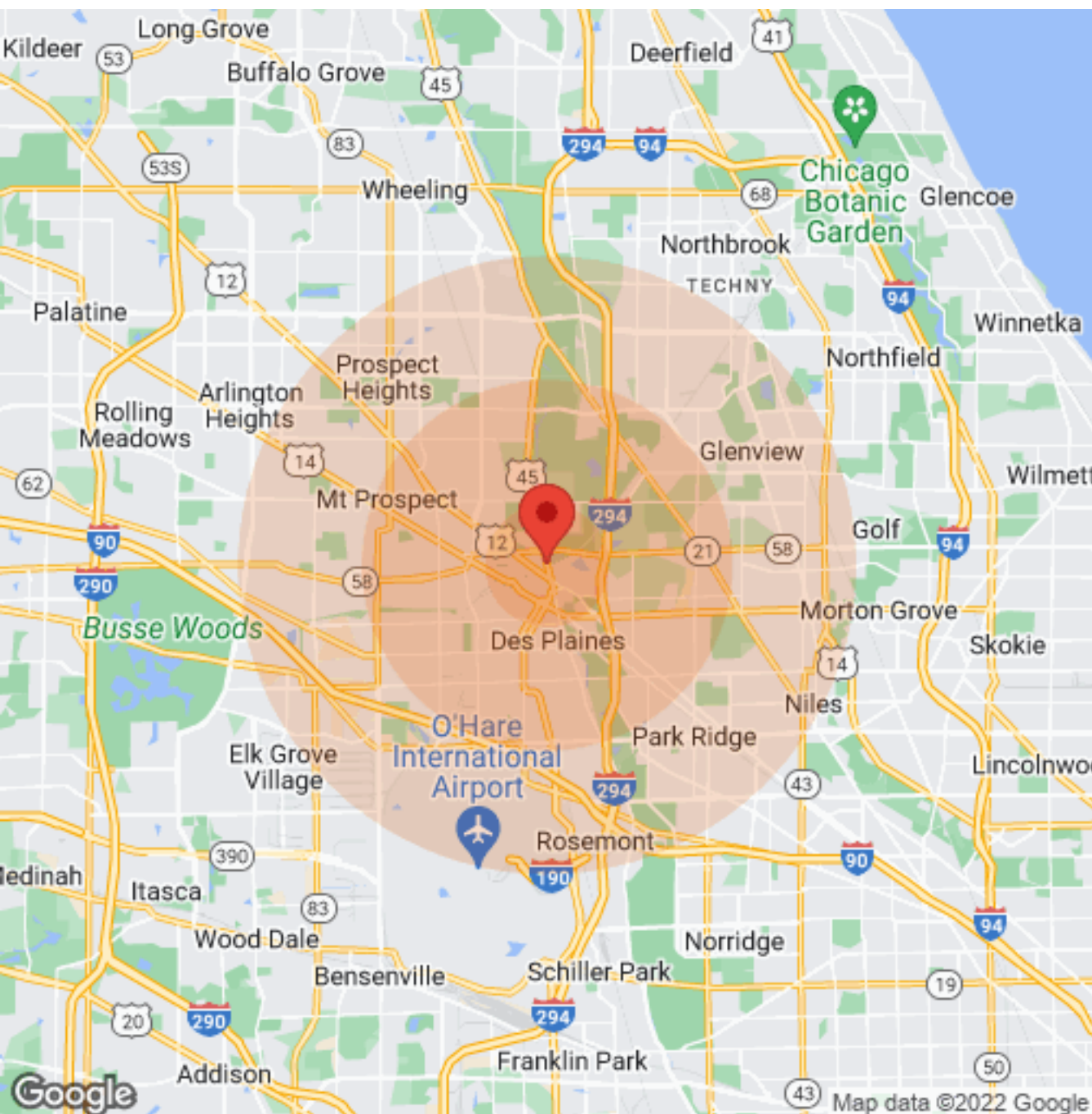
LOCATION MAPS

110 SOUTH RIVER ROAD



DEMOGRAPHICS

110 SOUTH RIVER ROAD



Population	1 Mile	3 Miles	5 Miles
Male	6,231	64,567	154,019
Female	6,845	68,102	161,150
Total Population	13,076	132,669	315,169

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,956	22,065	54,186
Ages 15-24	1,244	15,427	39,005
Ages 55-64	1,802	17,903	41,084
Ages 65+	2,760	26,809	62,791

Race	1 Mile	3 Miles	5 Miles
White	10,539	99,984	247,788
Black	227	2,127	3,988
Am In/AK Nat	19	180	466
Hawaiian	2	9	13
Hispanic	2,005	17,458	44,082
Multi-Racial	2,146	19,034	46,012

Income	1 Mile	3 Miles	5 Miles
Median	\$55,200	\$68,500	\$72,831
< \$15,000	497	3,837	8,594
\$15,000-\$24,999	750	4,664	9,721
\$25,000-\$34,999	761	4,834	11,341
\$35,000-\$49,999	857	7,171	16,389
\$50,000-\$74,999	1,276	9,718	22,093
\$75,000-\$99,999	969	7,435	17,047
\$10,000-\$149,999	600	8,411	19,511
\$150,000-\$199,999	240	2,784	7,811
> \$200,000	128	2,199	8,567

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,637	52,500	124,326
Occupied	6,217	49,400	116,990
Owner Occupied	4,281	36,912	86,587
Renter Occupied	1,936	12,488	30,403
Vacant	420	3,100	7,336



110 SOUTH RIVER ROAD

PROPERTY INFORMATION

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EXECUTIVE SUMMARY
PROPERTY PHOTOS

EXECUTIVE SUMMARY

110 SOUTH RIVER ROAD



OFFERING SUMMARY

AVAILABLE SF:	5,354
LEASE RATE:	\$8.98
LEASE TERM:	36 month
YEAR BUILT:	1970
PARKING:	Surface
HVAC:	Yes
ELECTICAL:	200 Amp
ZONING:	C-3

PROPERTY OVERVIEW

KW Commercial is pleased to bring to market a 25,456 square-foot Flex-Industrial building in Des Plaines. Building faces Heavily traveled River Road. Property sits on 1.78 acres with parking for about 84 vehicles. Total of 8 units ranging in size from 2,390 to 5,179 square-feet. Property has a wide verity of tenant from automotive to medical. Most tenants on longer leases. Property is a value add with leasing 2 vacant units or owner user can occupy remaining 5,354 square feet (Suite 2 & 3). Easy on/off to Expressways/O'Hare.

PROPERTY HIGHLIGHTS

- 2 Vacant Spaces
- On-site parking
- Lowest rent in Des Plaines

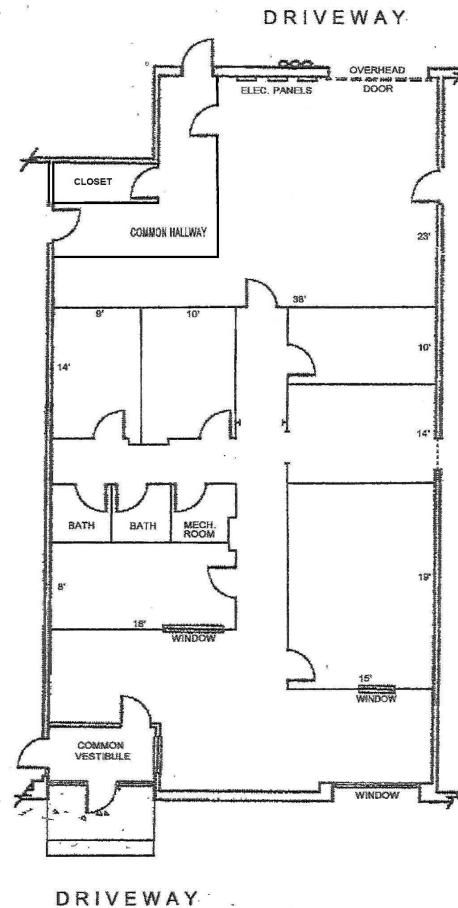
PROPERTY PHOTOS

110 SOUTH RIVER ROAD



PROPERTY PHOTOS

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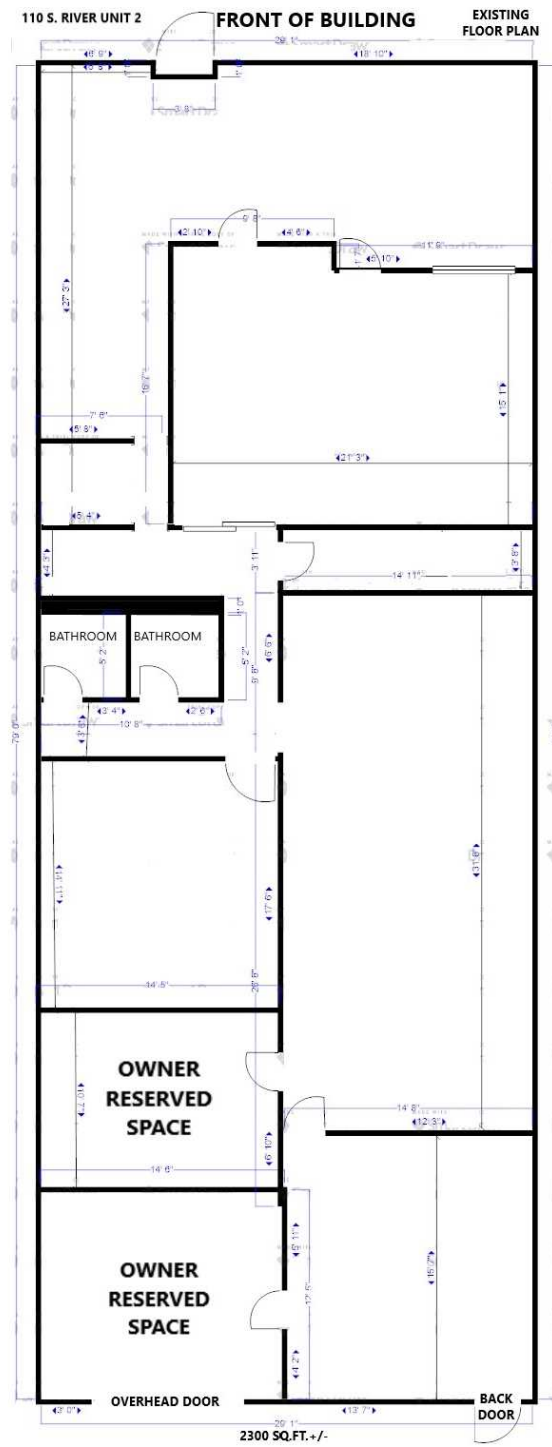


Floor Plan
NTS



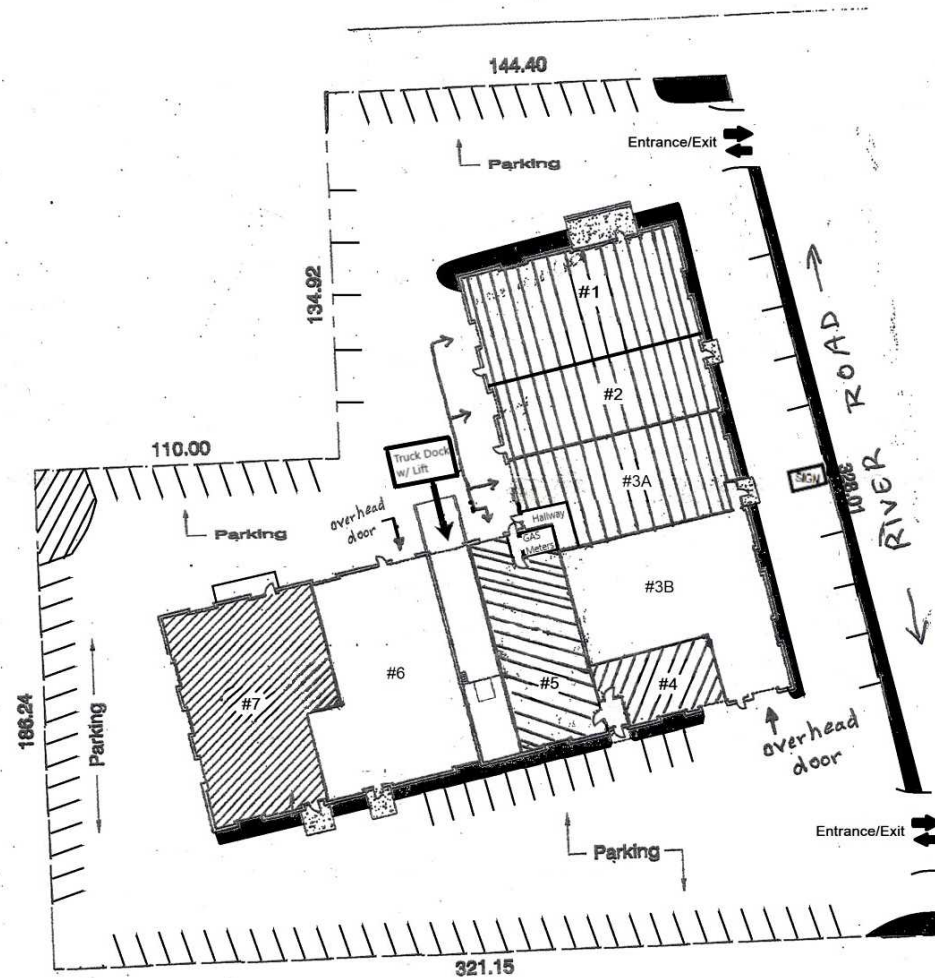
This drawing indicates the general layout of the space. It is not intended to be used as a construction document. Verify dimensions prior to any construction.	110 S. River Rd. Des Plaines, Illinois 60016	SUITE 3 78 x 38 ROUGH BOX DIMENSIONS
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110 SOUTH RIVER ROAD



PROPERTY PHOTOS

110 SOUTH RIVER ROAD



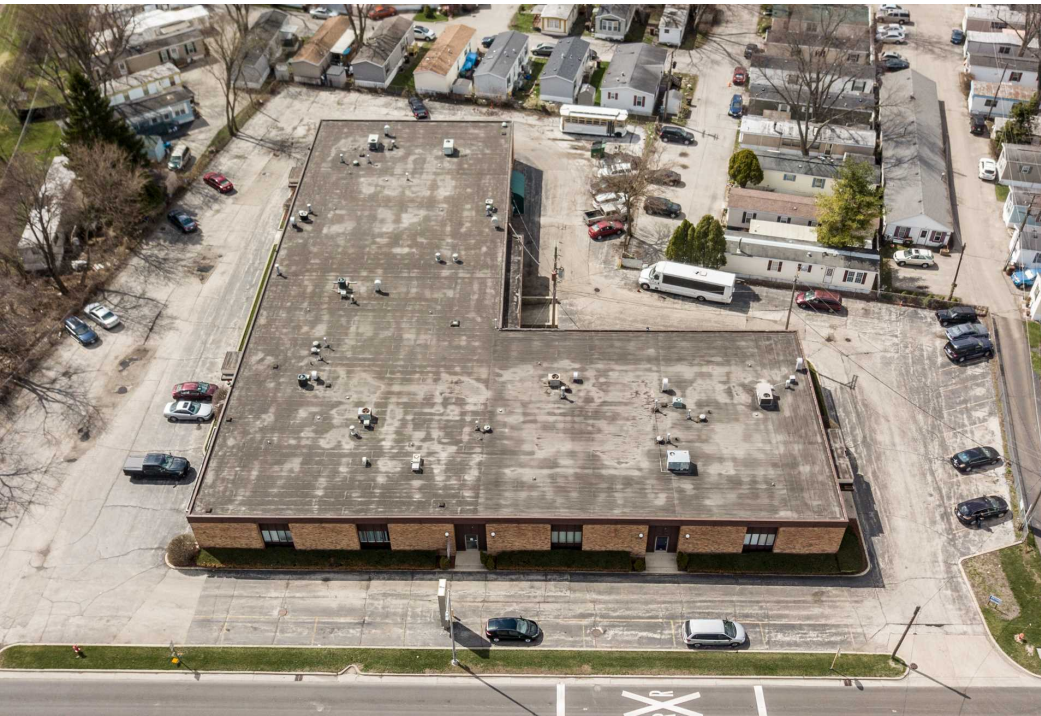
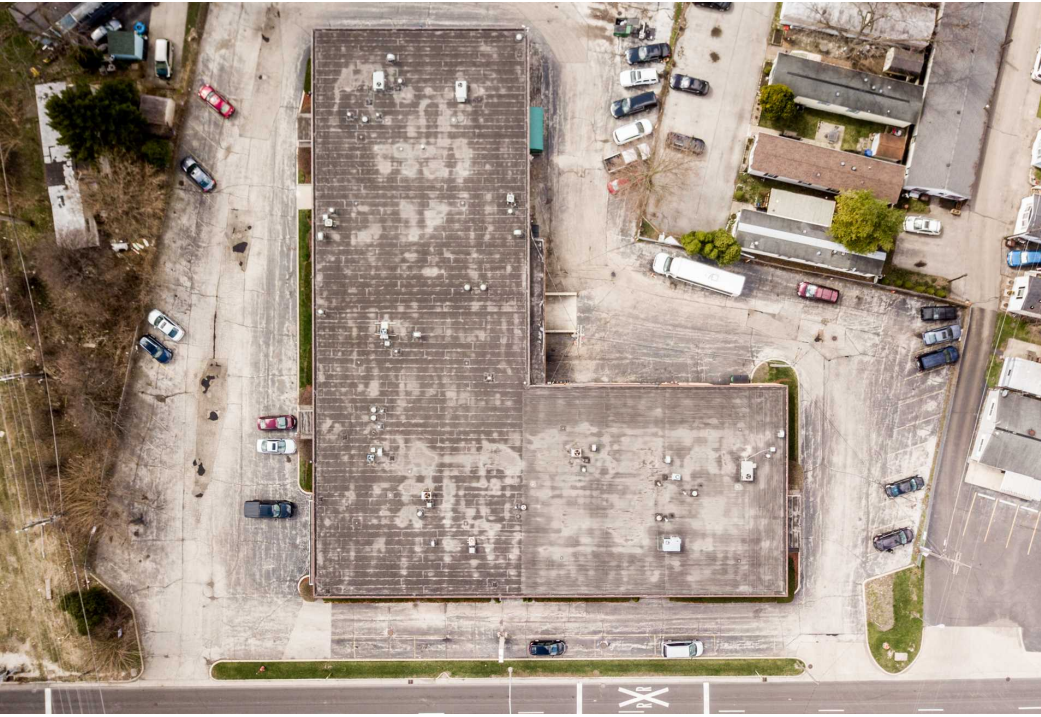
Site Plan
Not to Scale



110 S. River Road
Des Plaines, IL 60016

PROPERTY PHOTOS

110 SOUTH RIVER ROAD





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ADVISOR BIOS

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PROFESSIONAL BIO

PROFESSIONAL BIO

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PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.

2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.

2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.

2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)

2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.

2018 – Joined Keller Williams Realty Partners.

2013 - Member of Mainstreet Organization of REALTORS®.

2011 – Licensed in the State of Illinois as Real Estate Broker.