

175,730 SF AVAILABLE FOR LEASE

301-363 N THIRD AVE

DES PLAINES, IL

1.5 ACRES OF OUTDOOR STORAGE



301-363
N THIRD AVE
DES PLAINES, IL

1.5 Acres of
Outdoor Storage

RAND ROAD

PROPERTY FEATURES

Space Available:

175,730 SF
Divisible to:
94,842 SF
80,888 SF

Office Size:

6,766 SF

Site Area:

11.9 Acres

Parking:

100 Cars
(expandable and potential
to convert car parking to trailer
parking)

Total Building Size:

256,385 SF

Clear Height:

21'

Loading:

16 Exterior Docks
1 Drive-in-Door

Sale Price:

\$17,950,000
(\$70/SF)

Year Built:

1966

Power:

2000 Amps 277/480 Volt
800 Amps 277/480 Volt

An aerial photograph of a residential neighborhood, showing houses, lawns, and streets. A large, dark blue semi-transparent rectangle is overlaid on the top-left portion of the image. The words "SITE PLAN" are written in large, white, sans-serif capital letters across the center of this blue rectangle. A thin blue line runs diagonally across the bottom of the blue rectangle, separating it from the aerial view of the houses below.

SITE PLAN



OUTDOOR STORAGE



**301-363 N THIRD AVE
DES PLAINES, IL**

**I-294/GOLF RD 2-WAY
INTERCHANGE (COMING/
GOING FROM NORTH)**

**I-294/DEMPSTER ST 2-WAY
INTERCHANGE (COMING/
GOING FROM SOUTH)**

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