

FOR SALE

2 High-Quality Office and Industrial Complexes

SOLD



**11 W. College
Arlington Heights, Illinois**

College Court Complex consists of an attractive single-story multi-tenanted Class B office/service complex containing 27,206 +/- sq. ft. of net rentable area, comprised of 14 units ranging in size from 1,333 sq. ft. to 2,800 sq. ft. The property is approximately 24 years old, well maintained, with approximately 75% of the total space consisting of office, with the balance utilized as warehouse/storage area.

In addition, amenities include blacktop-paved parking for 65 vehicles, attractive landscaping, as well as abundant lighting.

LOCATION:

The property is ideally located on the west side of College, approx. 2 blocks west of Arlington Heights Road, and approx. 4 blocks south of Dundee Road. The location focuses tenant interest on companies demanding easy access to excellent highway links, as well as professional atmosphere.

Lot Size

- Irregularly Shaped,
80,006 +/- sq. ft. (1.84 Acres)

Zoning

- M-1, Research-Development and
Manufacturing

P.I.N.

- 03-08-316-002-0000

Real Estate Taxes

- \$76,645.43 (2001)

SOLD



**1077-1091 Entry Drive
Bensenville, Illinois**

Entry Drive Complex consists of an attractive single-story multi-tenanted office/warehouse building, containing a total of 30,160 rentable sq. ft., comprised of 8-rental units of 3,770 sq. ft. each. The property is approximately 25 years old, well maintained, with approximately 25% of the total space consisting of office, with the balance utilized as warehouse/storage area. Amenities include

blacktop paved parking for approximately 50 vehicles, attractive landscaping, and abundant lighting.

LOCATION:

The property is ideally located on the east side of Entry Drive, approx. 1 block north of Grand Ave., and 1/2 mile west of York Road. The location focuses tenant interest in companies demanding easy access to O'Hare Airport, excellent highway links, as well as a DuPage County Location.

Lot Size

- 200' x 350'

Zoning

- I-2, Light Industrial District

P.I.N.

- 03-26-201-020-0000

Real Estate Taxes

- \$27,629.18 (2001)

Further information (including income, lease synopsis, site plan and pricing) can be obtained upon completion of a confidentiality agreement by contacting:



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EXCLUSIVE AGENT

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