

3930 VENTURA DRIVE

ARLINGTON HEIGHTS, IL 60004

OFFICE/R&D SPACE WITH FREEZERS & REFRIGERATION



OFFERING SUMMARY

Available RSF:	9,821 RSF Divisible to ~2,400 SF
Clear Height:	12' in Lab
Loading:	2 Docks, 2 Drive-in Doors
Power:	600 AMPS, 3- Phase
Fire Protection:	Sprinklers, Wet
Parking Ratio:	3.0/1,000 SF Ratio
Access:	24-7 Access
Utilities:	Separately Metered
Lease Rate:	\$11.00 PSF (NNN)

PROPERTY HIGHLIGHTS

- Single-story office/R&D Space with Existing Refrigeration, Freezer & Lab Space.
- Great for Lab, Showroom & Food Production Space
- High Power
- Zoning: M-1 (Arlington Heights)
- Minutes from I-53, Dundee Road, and Lake Cook Road

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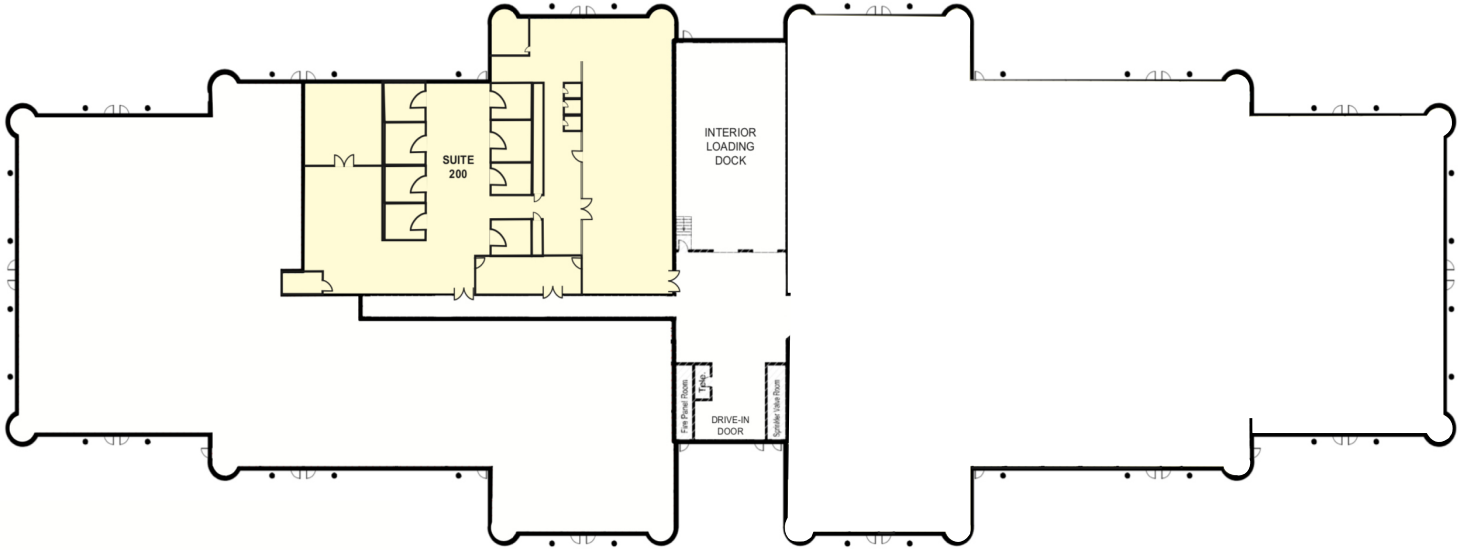
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AVAILABLE SPACES

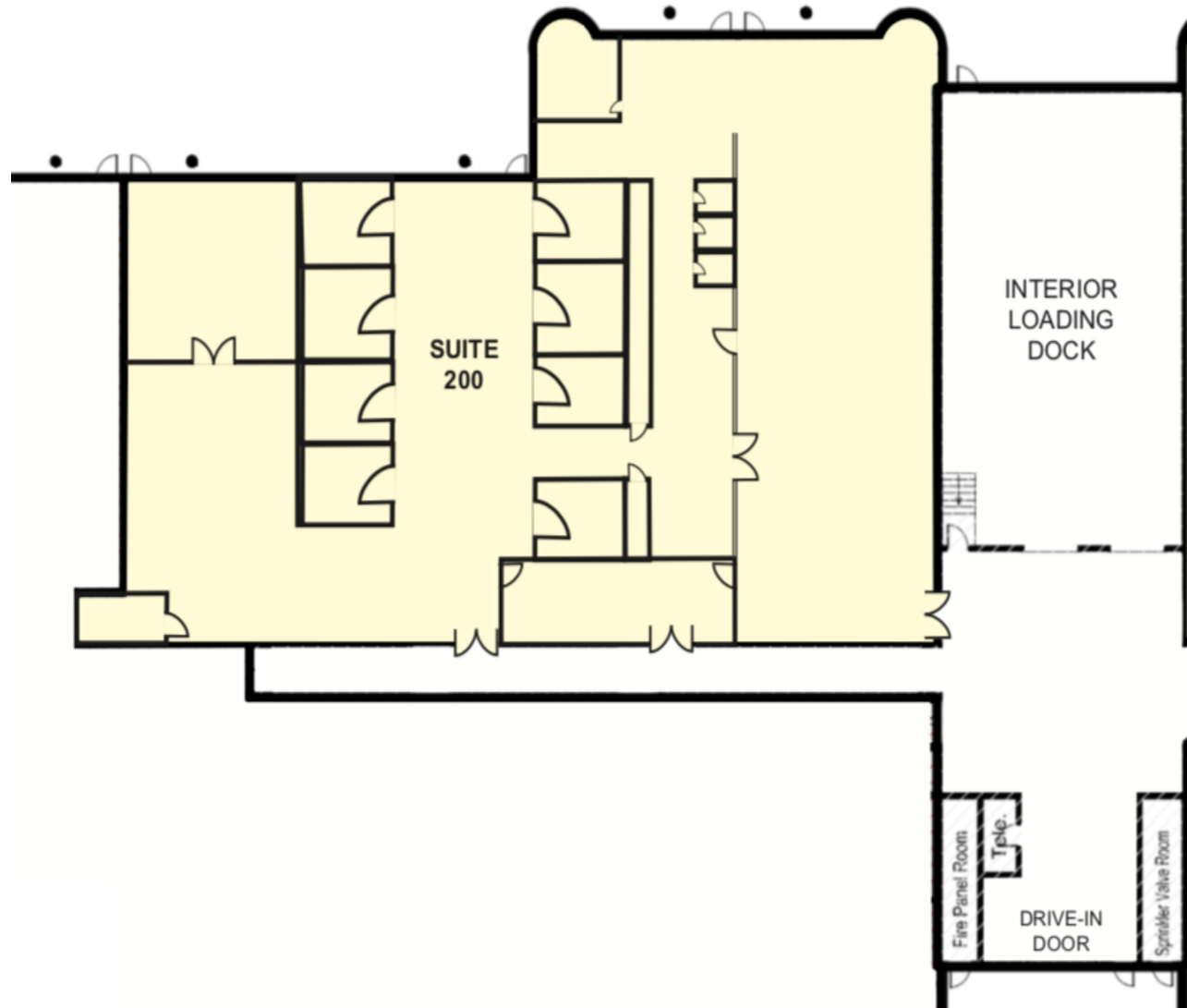


SPACE	LEASE RATE	SIZE (SF)	TERM	COMMENTS
SUITE 200	\$11.00 PSF (NNN)	9,821 SF	NEGOTIABLE	Freezers and Refrigeration Units

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SUITE 200 | 9,821 SF



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LOCATION MAPS

