

LEASE

503 S. Vermont

Palatine, IL 60067

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$11.00 PSF (MG)
BUILDING SIZE:	60,000 SF
AVAILABLE SF:	7,300 SF
OFFICE SF:	200 SF
LOADING:	1 Oversized DID 14'x12'
CEILING HEIGHT:	18'6"
YEAR BUILT:	1980
POWER:	200 Amps Three Phase

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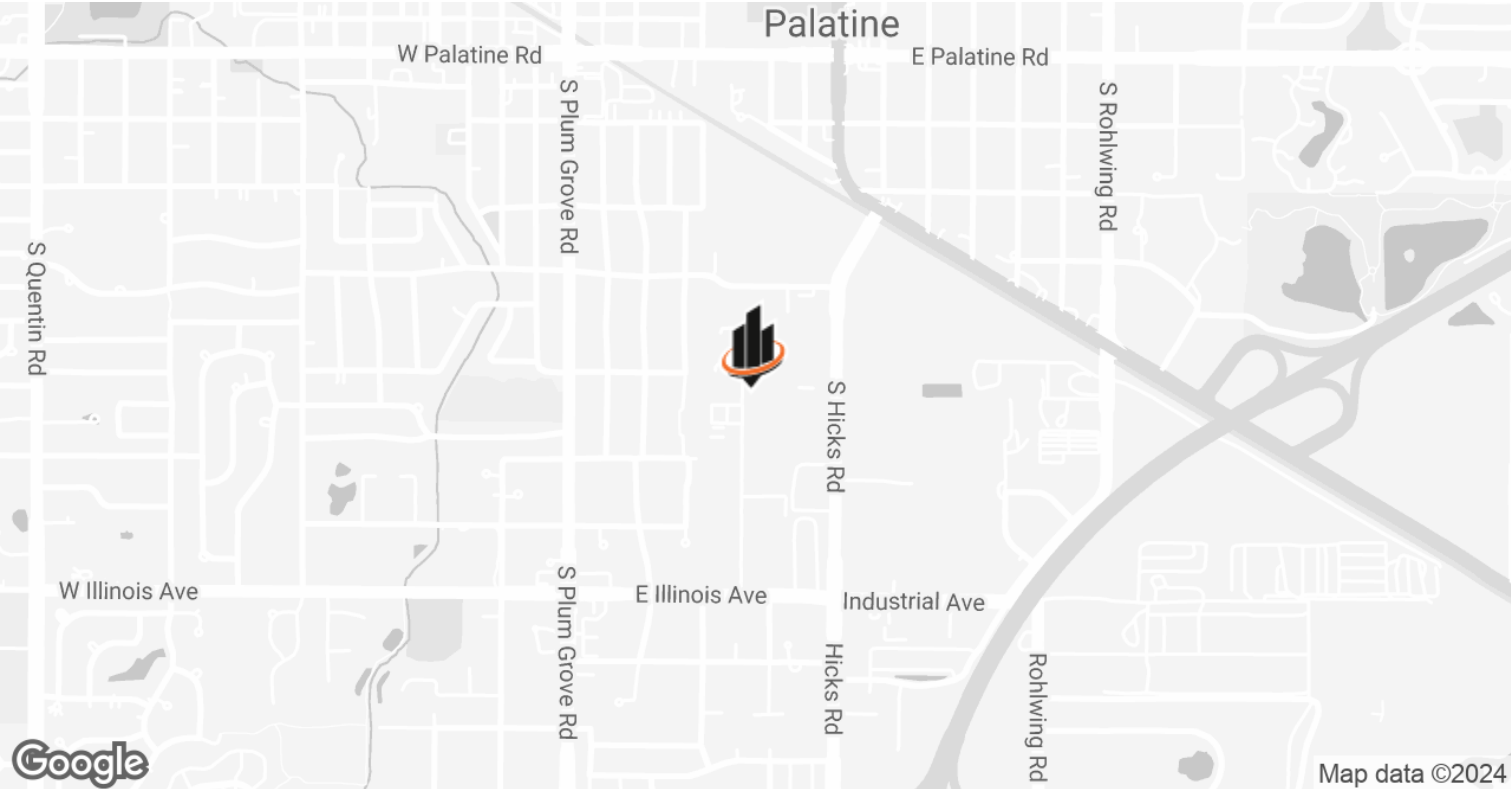
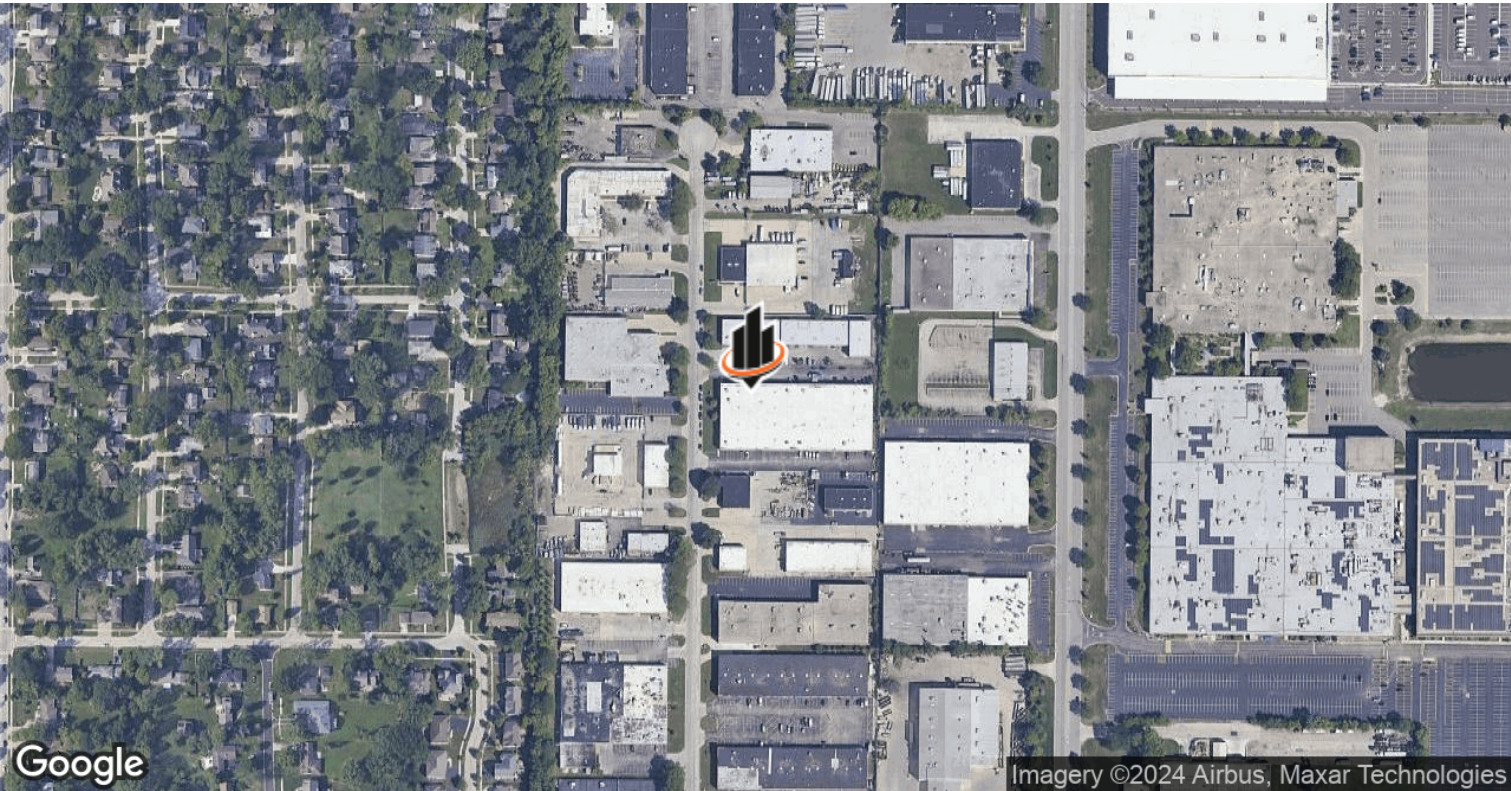
PROPERTY OVERVIEW

Located one mile North of the four-way interchange at Euclid/Route 53 and one mile Southwest of the four-way interchange at Northwest Hwy and Route 53. The 7,300 SF warehouse space is part of a 60,000 SF nine-unit multi-tenant industrial building. Broker-Owned.

PROPERTY HIGHLIGHTS

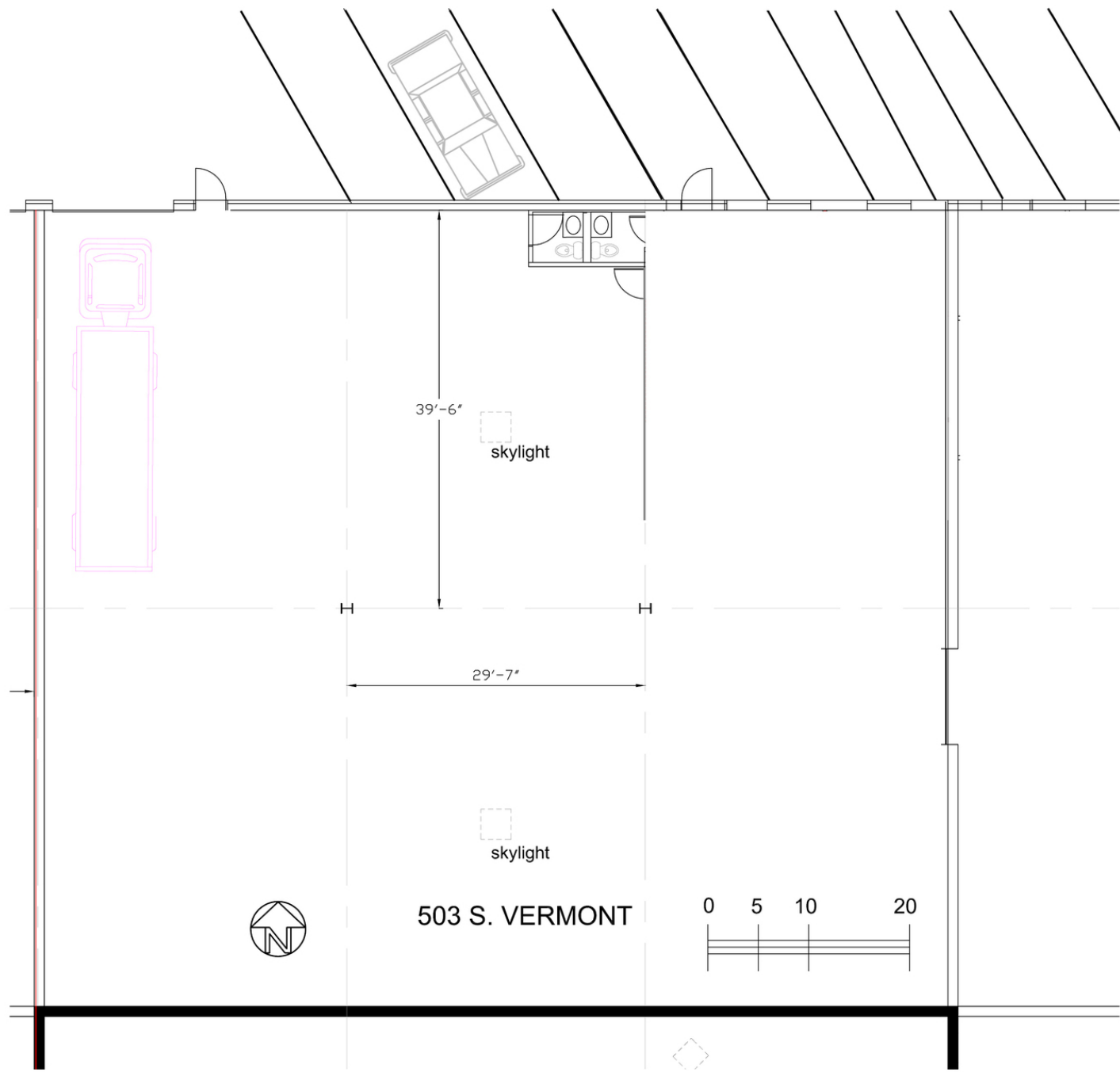
- Small Office area with air-conditioning
- 6 surface parking spaces
- Upgraded 50' candle lighting in the Warehouse
- August 1, 2024 Occupancy

LOCATION MAP



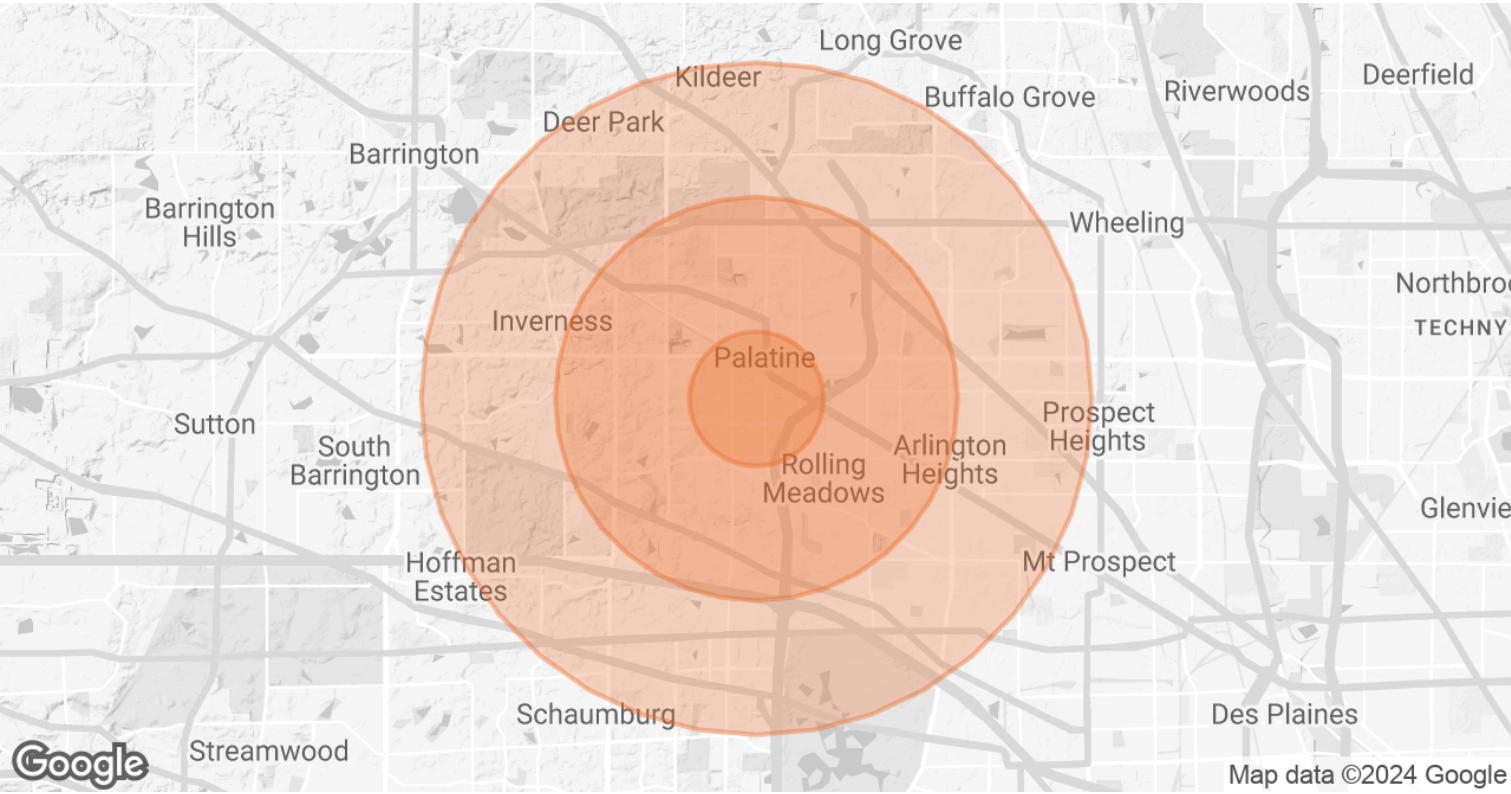
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FLOOR PLAN



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,826	107,610	254,447
AVERAGE AGE	44.3	41.9	41.7
AVERAGE AGE (MALE)	44.3	41.4	40.8
AVERAGE AGE (FEMALE)	44.9	41.9	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,898	45,376	105,305
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$113,040	\$113,077	\$113,196
AVERAGE HOUSE VALUE	\$280,546	\$299,015	\$302,148

* Demographic data derived from 2020 ACS - US Census

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