

FLEX OFFICE AND/OR WAREHOUSE FOR LEASE

2,750 - 7,075 SF

600 N FIRST BANK DRIVE

Palatine, IL 60067

PRESENTED BY:

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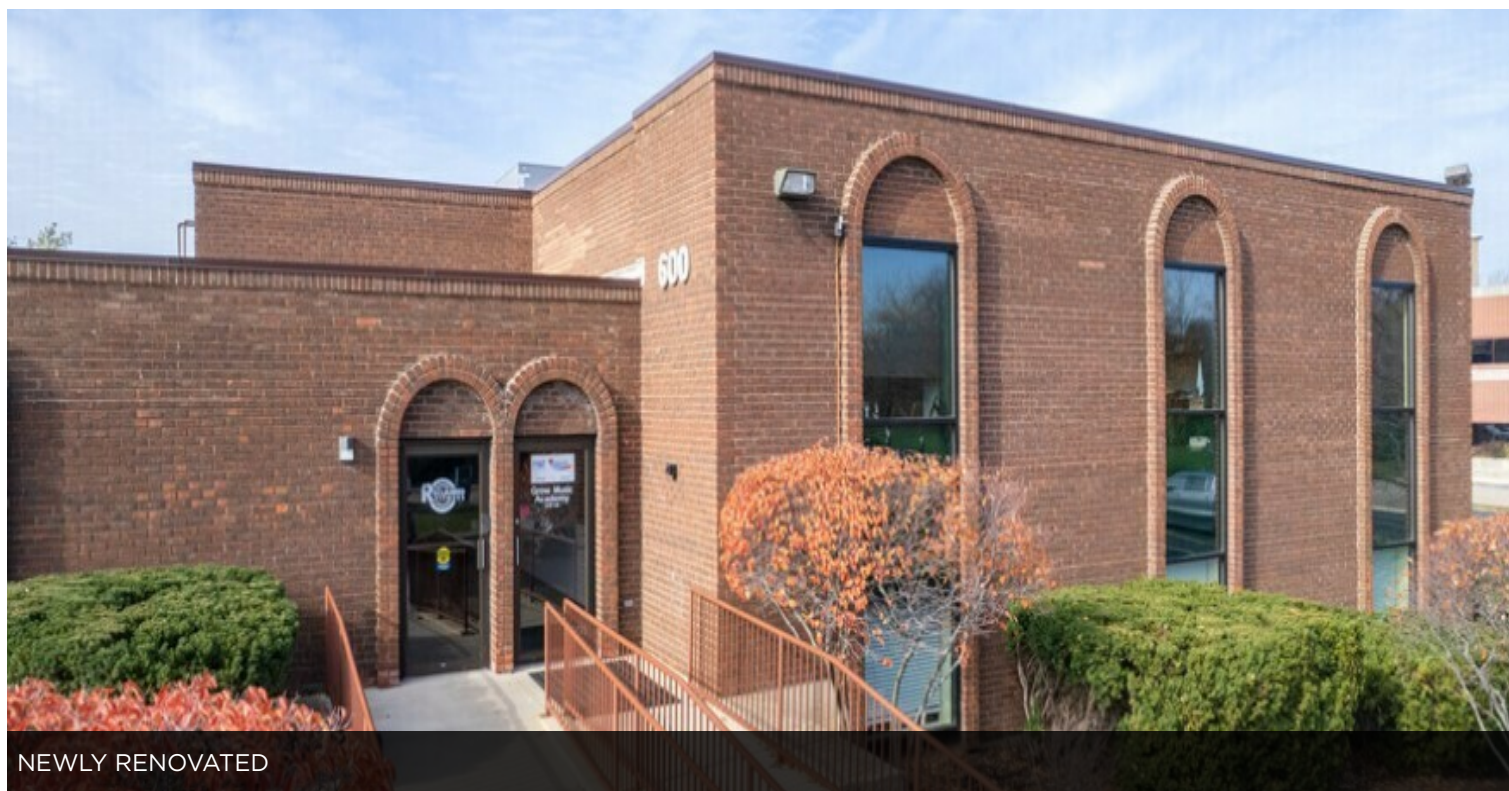
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OFFICE

WAREHOUSE

PROPERTY SUMMARY



NEWLY RENOVATED

OFFERING SUMMARY

BUILDING SIZE:	17,304 SF
AVAILABLE SF:	7,075 SF Total (Divisible) 3,700 SF Office 2,750 SF Warehouse 625 SF Mezz
LOT SIZE:	1.27 Acres
YEAR BUILT/RENOVATED:	1960 2019
ZONING:	B-1
RE TAXES:	\$3.00 PSF (2021)
LEASE RATE:	\$12.50 SF/yr (Net)
VIDEO:	View Here

PROPERTY OVERVIEW

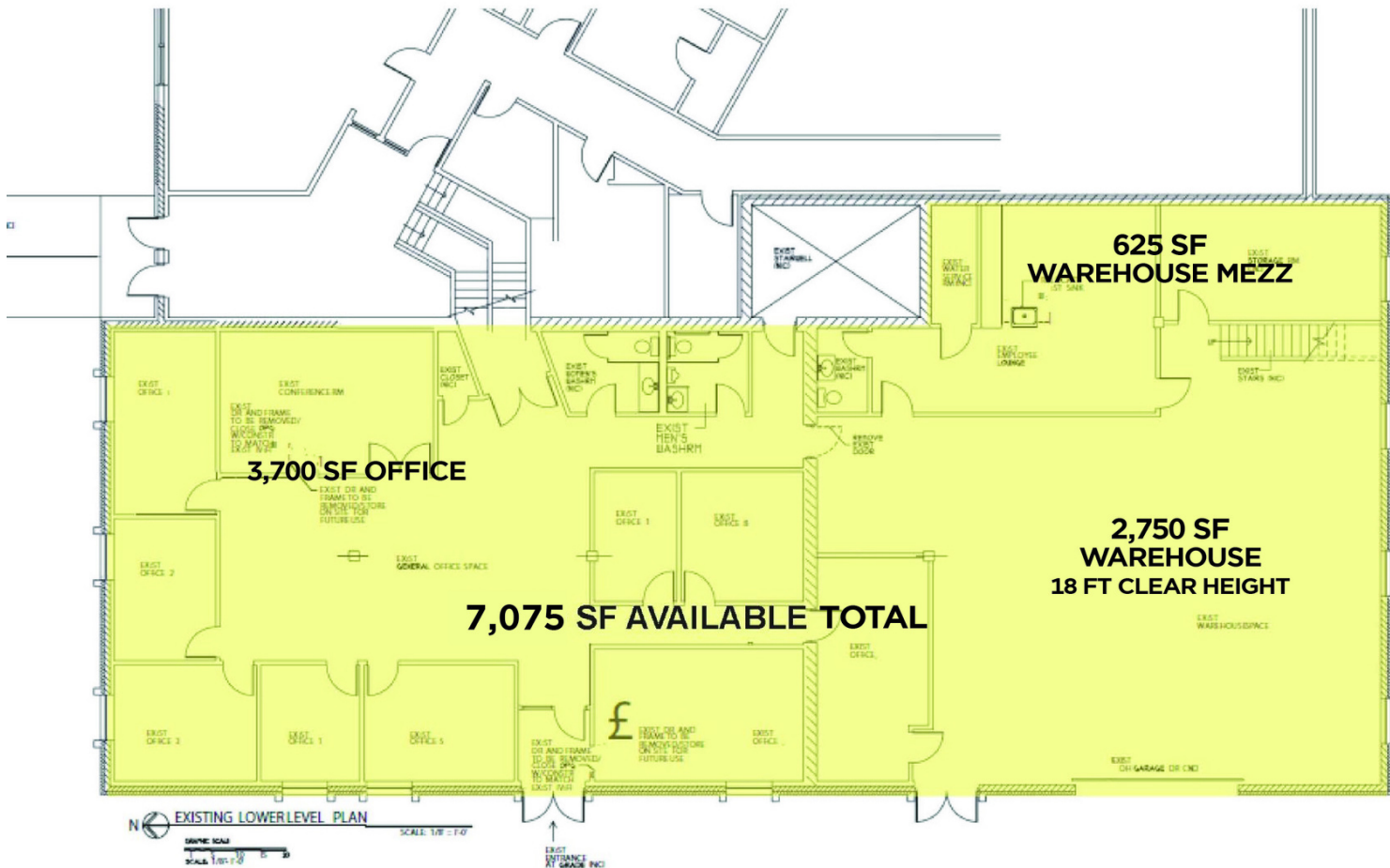
Flex office and/or warehouse space available for lease.

PROPERTY HIGHLIGHTS

- Easy access to Rte. 53 via Dundee Road, Palatine Road or Northwest Highway
- Next to amenities including restaurants, Mariano's grocery store, banks, etc.
- 1.8 miles from Palatine Rail Station (Union Pacific Northwest Line)
- 2.6 miles from Arlington Heights Commuter Rail Station (Union Pacific Northwest Line)
- 18' clear in warehouse
- 1 drive-in door
- APN #02-14-100-068-0000

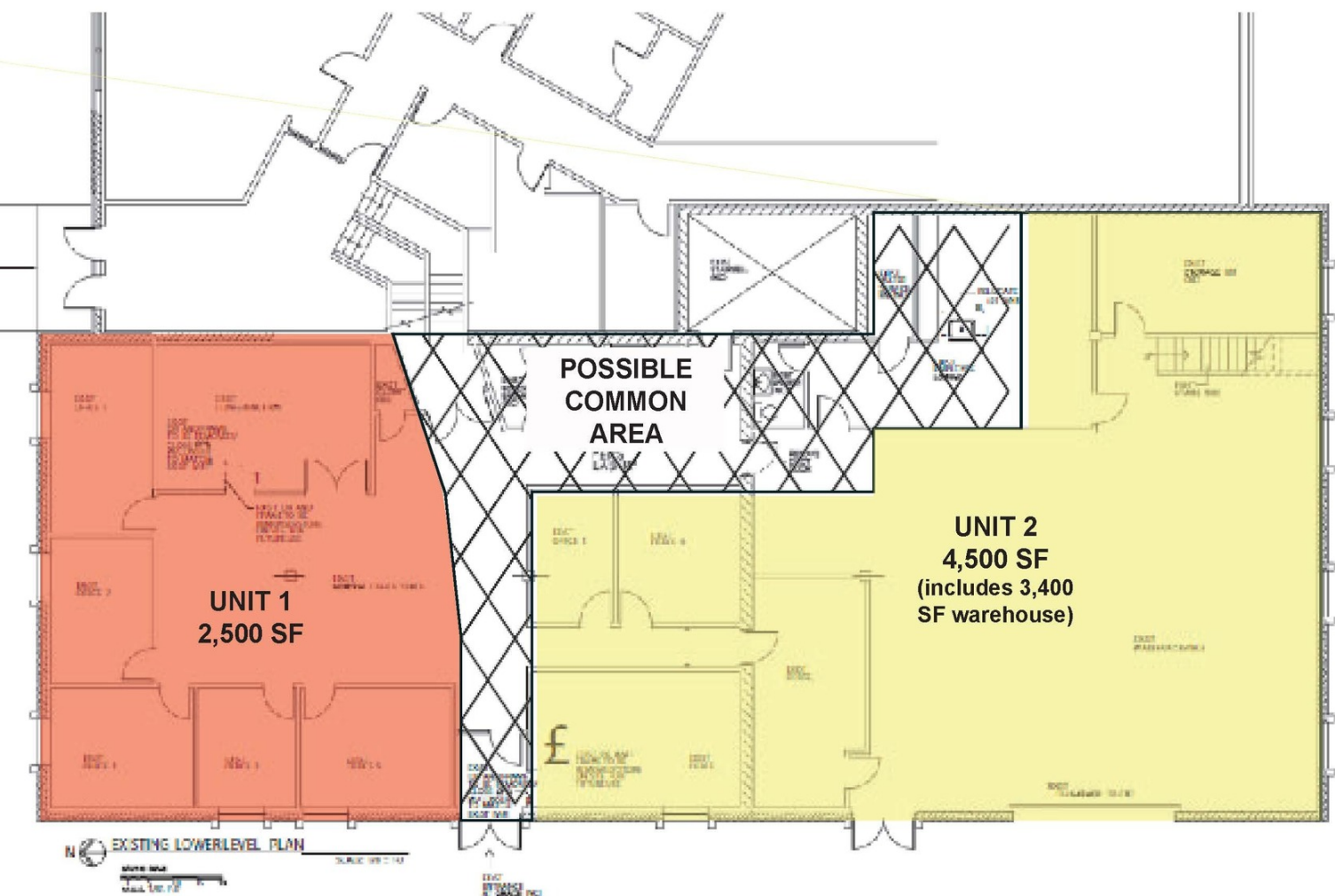
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FLOOR PLAN



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ADDITIONAL PHOTOS



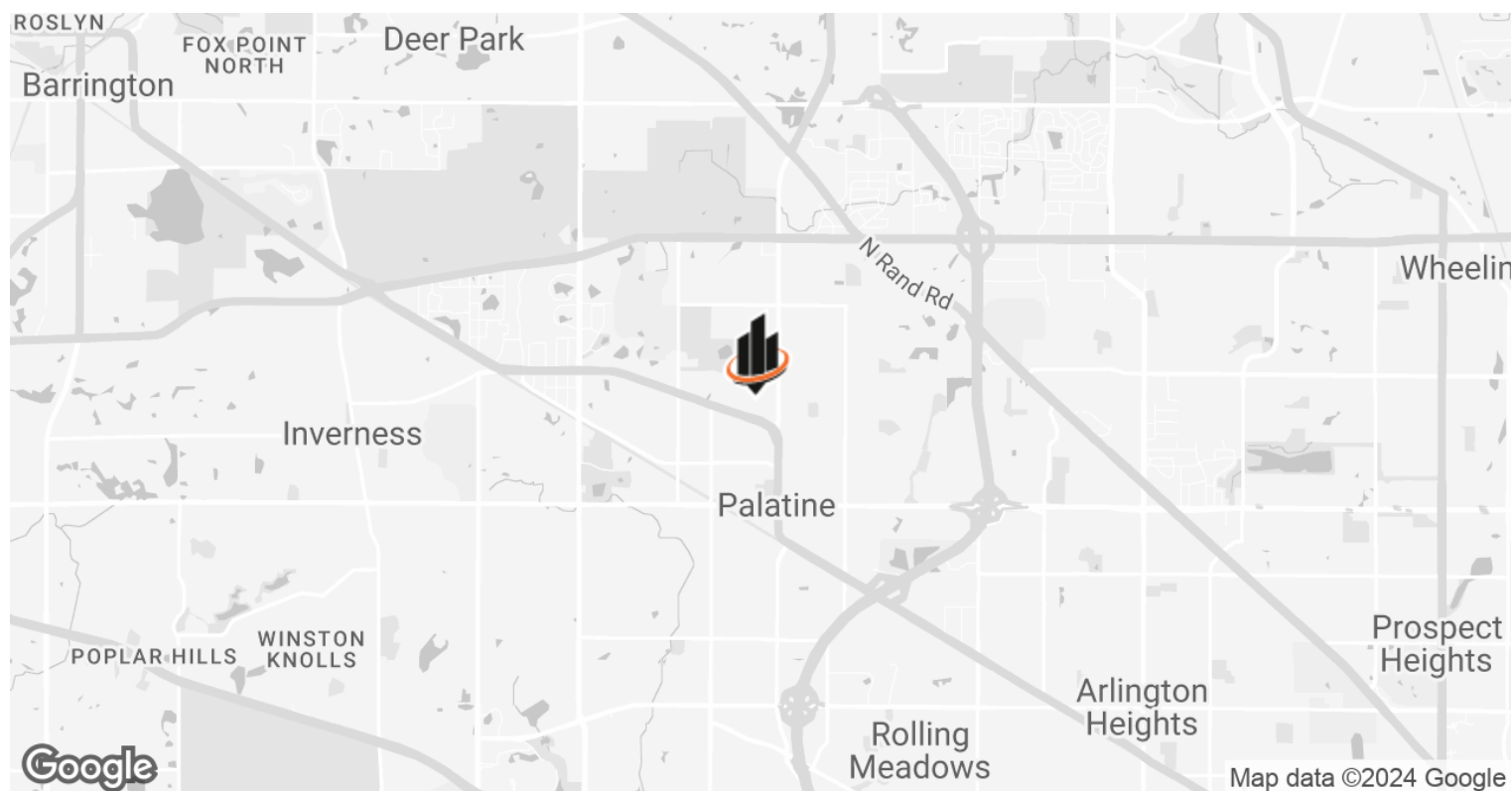
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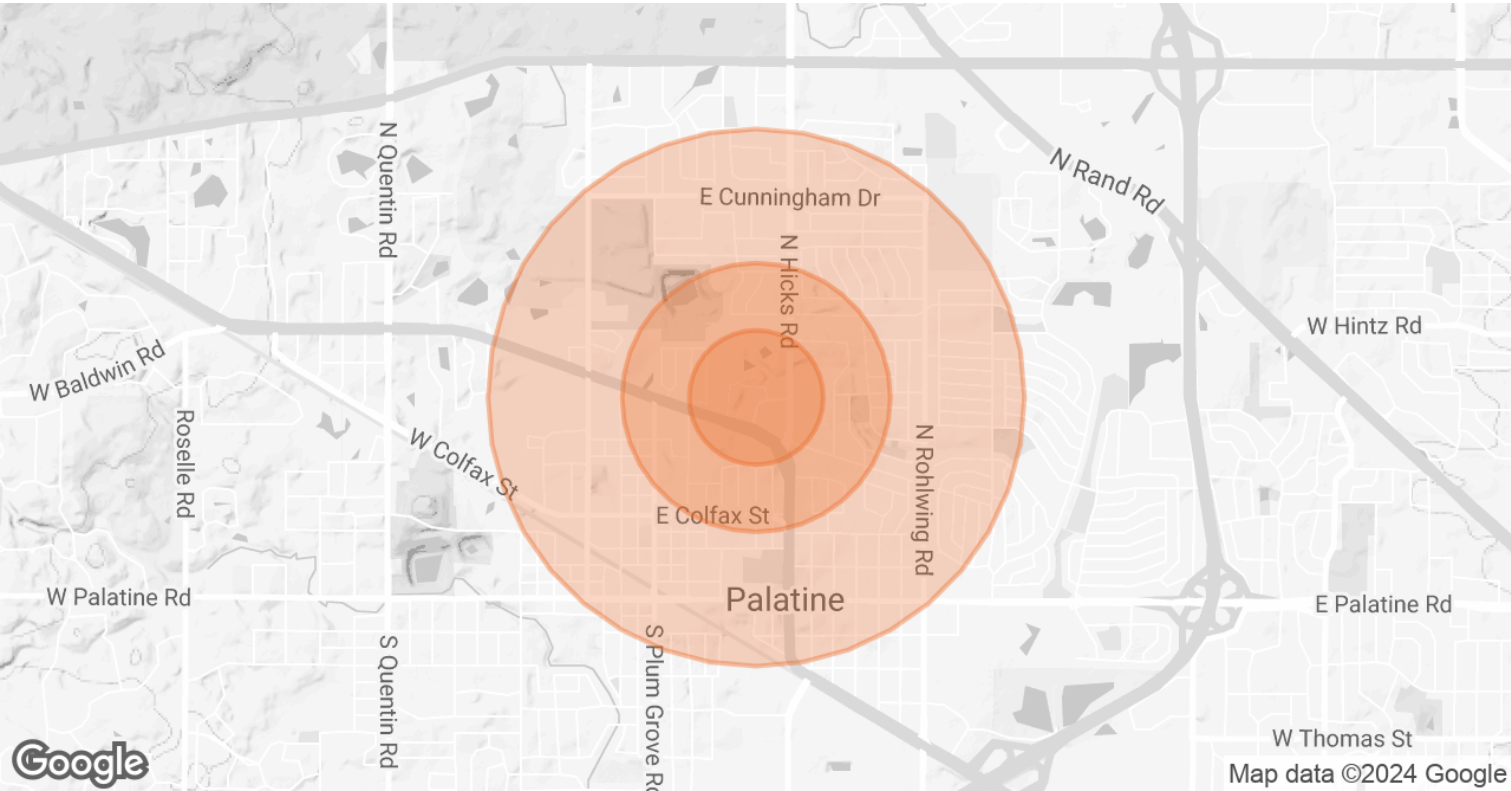
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	880	3,400	13,398
AVERAGE AGE	42.4	42.8	43.9
AVERAGE AGE (MALE)	42.7	42.6	43.4
AVERAGE AGE (FEMALE)	44.5	44.7	44.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	364	1,380	5,763
# OF PERSONS PER HH	2.4	2.5	2.3
AVERAGE HH INCOME	\$95,106	\$104,899	\$105,997
AVERAGE HOUSE VALUE	\$255,271	\$283,200	\$290,730

2020 American Community Survey (ACS)

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