

300 N Ridge Ave, Arlington Heights, IL, 60005

INDUSTRIAL OR MULTI-FAMILY DEVELOPMENT PROPERTY



OFFERING MEMORANDUM

KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PRESENTED BY:

MANNY REGALADO
Commercial Broker
O: 312.730.2029
C: 312.730.2029
mregalado@kwcommercial.com
IL #475.165475

WILLIAM KANATAS
Senior Director
O: 847.852.3212
C: 708.310.5578
bkanatas@kwcommercial.com
IL #475-127023

PETER COTSIRILOS, CCIM
Senior Director
O: 630.253.4929
C: 630.253.4929
pcotsirilos@kwcommercial.com
IL #471.008387

Confidentiality & Disclaimer

ARLINGTON HEIGHTS, IL

All materials and information received or derived from Keller Williams Chicago-O'Hare its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Keller Williams Chicago-O'Hare its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams Chicago-O'Hare will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams Chicago-O'Hare makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams Chicago-O'Hare does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Keller Williams Chicago-O'Hare in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KELLER WILLIAMS CHICAGO-O'HARE

8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

MANNY REGALADO

Commercial Broker
O: 312.730.2029
C: 312.730.2029
mregalado@kwcommercial.com
IL #475.165475

WILLIAM KANATAS

Senior Director
O: 847.852.3212
C: 708.310.5578
bkanatas@kwcommercial.com
IL #475-127023

PETER COTSIRILOS, CCIM

Senior Director
O: 630.253.4929
C: 630.253.4929
pcotsirilos@kwcommercial.com
IL #471.008387

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office independently owned and operated.



Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$6,750,000
LOT SIZE:	4.3 Acres
YEAR BUILT:	1986
BUILDING SIZE:	+/- 95,000 SF
MARKET:	Northwest Cook Industrial
SUBMARKET:	Arlington Heights
TRAFFIC COUNT:	17,011 Avg. Daily Vehicles

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

PRICE REDUCED! KW Commercial, as the exclusive agent, is pleased to present the opportunity to acquire 300 N Ridge Ave, Arlington Heights; home to Molon Motors. The building is approximately +/-95,000 square feet, and sits on a lot of 4.3 acres. It is perfectly located in Arlington Heights, two blocks from the Metra Station for the ease of transportation. Built in 1986 it was significantly remodeled by Molon Motors, and is situated off Northwest Highway, with an average daily traffic of 17,011 vehicles. This property could be perfect for MULTI-FAMILY DEVELOPMENT!!! Active Rail Spur

PROPERTY HIGHLIGHTS

Property Overview



PROPERTY OVERVIEW

The building consists of a one-plus story with multiple ceilings clearances ranging from 13 to 40 feet. Some sections within the building have up to three levels, which have been built with steel beams and concrete floors. Built in 1986 it is composed of +/-95,000 square feet, with an office area of approximately 9,400 square feet. The substructure consists of poured concrete footings with reinforced concrete piers and reinforced concrete walls. Whereas the superstructure has is formed of concrete tilt-up panels. The warehouse area has a flat built-up composition over metal deck supported by steel web joists. The office portion has a seamed metal roof which is pitched. Active Rail Spur.

The windows are double pane fixed aluminum frame. The southern portion of the building is heated and cooled by four roof-mounted packaged HVAC systems. The northern Portion of the warehouse is heated and cooled with a boiler system and eight air handlers. The system units and controls occupy the third level. The estimated power capacity is 4,400 amps and has a backup system. It is fully sprinklered and has two sets of men's and women's restrooms located on the first floor. The second floor has one set of men's and women's restrooms and a private full bathroom in the Chairman's second-floor office.

There are fifteen bed level docks with levelers, one drive-in door and there are four rail doors that are located at the north elevation of the subject. The rail spur is active. The warehouse floors are sealed concrete, the walls are concrete block, the ceiling is open, and lighting is sodium vapor lighting. There are approximately 100 parking spaces and space for guest parking in front of the building.

The building is in great condition. Built for industrial warehouse use in 1986, it was significantly remolded by Molon Motor and Coil upon their acquisition of the property. The building design is essentially a one, story, with three distinct ceiling heights, 13, 25 and 40 feet. The 40-foot section is in the middle of the building and has three levels that progressively decrease in square footage. There is a small area which extends 40 feet. The second level serves as a part office area and part storage area. The personal property is not included with the purchase. The clean rooms and other panelized rooms are considered removable fixtures and will be retained by Molon Motors.

Property Details

SALE PRICE

\$7,000,000

LOCATION INFORMATION

Building Name 300 N Ridge Ave, Arlington Heights, IL,
60005
Street Address 300 N Ridge Ave.
City, State, Zip Arlington Heights, IL 60005
County/Township Cook
Market Northwest Cook Industrial
Submarket Arlington Heights
Cross Streets Northwest Hwy. & Ridge Ave.

PROPERTY DETAILS

Property Type Industrial or Multi-Family Development
Property Subtype Manufacturing
Lot Size 185,494 SF
APN# 03304010020000, 03304010030000,
03304140180000
Submarket Arlington Heights
Corner Property Yes
Traffic Count 17,011
Traffic Count Street Northwest Hwy.
Waterfront Yes

BUILDING INFORMATION

Building Size +/- 95,000 SF
Price / SF \$7,000,000
Year Built 1986
Occupancy % 100%
Tenancy Single
Number Of Floors 2
Load Factor Yes
Framing Concrete Tilt Up Panels
Condition Excellent
Free Standing Yes
Number Of Buildings 1
Exterior Walls Concrete tilt-up panels

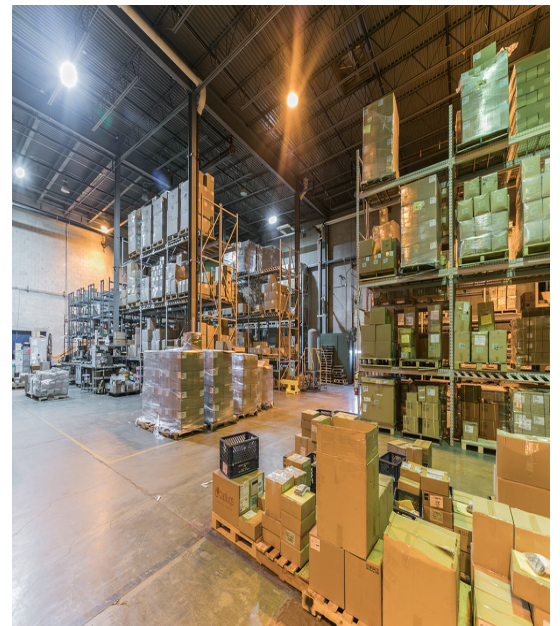
PARKING & TRANSPORTATION

Street Parking Yes
Parking Type Surface
Number Of Spaces 100
Parking Description Parking available for approximately 100
automobiles. Guest parking in front of
the building.

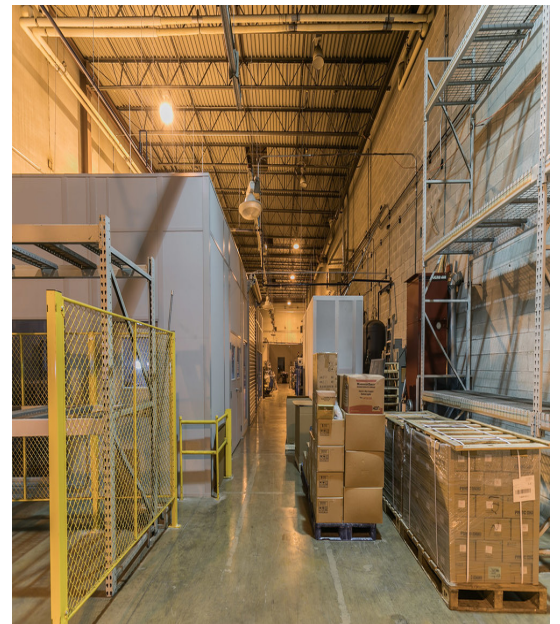
UTILITIES & AMENITIES

Security Guard Yes
Handicap Access Yes
Freight Elevator Yes
Central HVAC Four roof mounted packaged HVAC
systems
Centrix Equipped Yes
Leed Certified Yes
Sprinklers Fully Sprinklered System
Power Yes
Loading Description 15 bed level docks with levelers, one
drive-in door and there are four rail
doors that are located at the north
elevation of the subject. Rail spur is

Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



300 N RIDGE AVE, ARLINGTON HEIGHTS, IL, 60005

LOCATION INFORMATION

1

LOCATION OVERVIEW

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

SURVEY_2_FOR_300_RIDGE.PDF

RETAILER MAP

Location Overview

LOCATION OVERVIEW

The Village is one of the top 15 largest municipalities in Illinois, featuring a unique blend of old and new. It's a progressive community that people are proud to call home and where young families like to establish their roots for generations to come. It's a community that offers vibrancy and interest. Arlington Heights is an attractive destination for homebuyers, shoppers, businesses and visitors with its dynamic economy, award-winning schools, library, park district, a highly acclaimed Northwest Community Hospital.

Arlington Heights is known for Arlington Park Race Track, home of the Arlington Million, a Breeders' Cup qualifying event; it also hosted the Breeders' Cup World Thoroughbred Championships in 2002. The village is also home to the Arlington Heights Memorial Library, which has one of the largest collections in the state.

Arlington Heights has experienced a recent boom in development of condos, restaurants and other businesses in the Central Business District or downtown area of Arlington Heights, with restaurants experiencing the greatest overall success. Some of the most popular restaurants include Javier's Sabor Mexicano, Peggy Kinanes, Mago Grill, Bistro Chen, and Francescas. The Village of Arlington Heights is also instrumental in business, residential and community development. The community is served by many fine hotels.

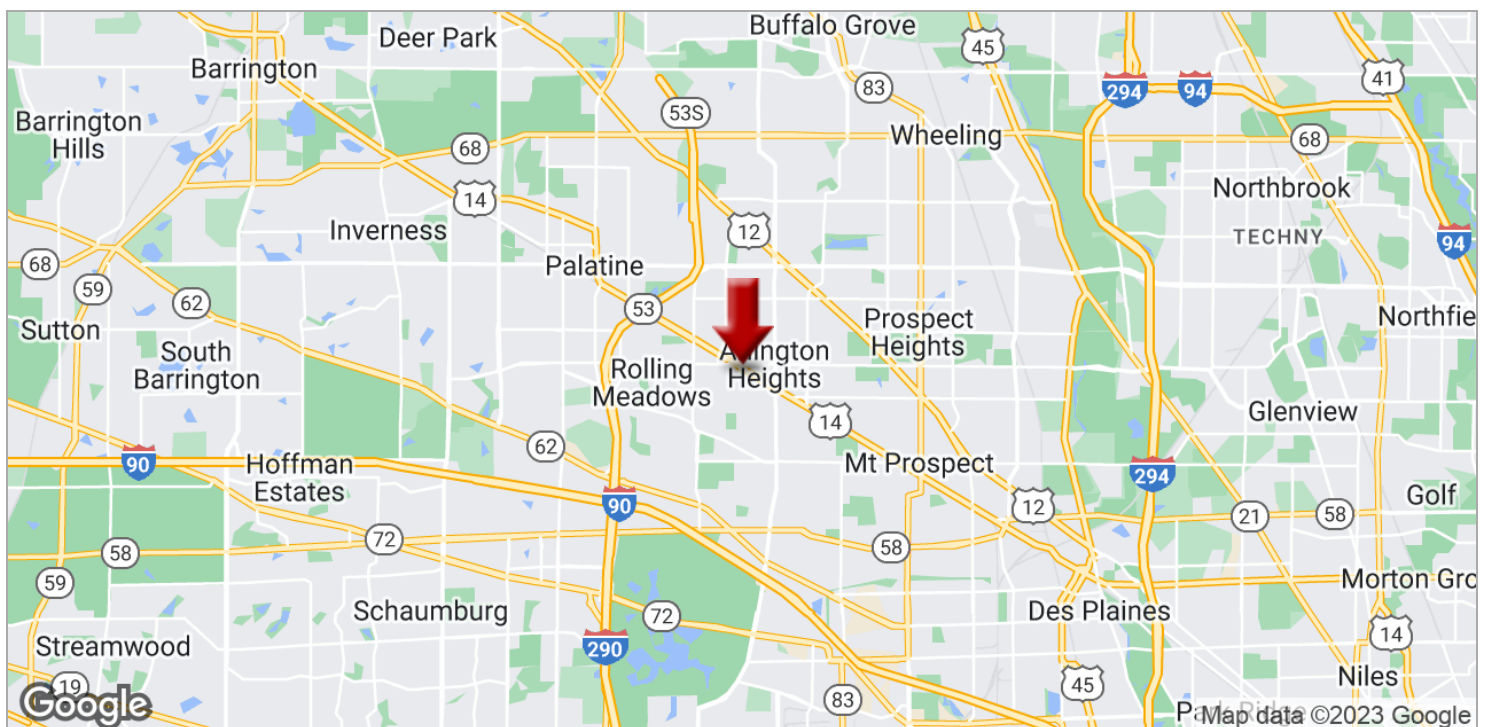
Arlington Heights has two stations (Arlington Heights and Arlington Park) on Metra's Union Pacific/Northwest Line, which provides daily rail service between Harvard, Illinois, and Chicago. Other nearby rail service includes the Metra North Central Line. Metra's proposed STAR line, if it were to be funded and built, would likely include a third station on the far south end of Arlington Heights.

I-90 and Illinois Route 53 (northern extension of Interstate 290) run along the south and western edges, respectively, of the city, providing easy access to nearby O'Hare International Airport, the city of Chicago, and other suburbs. Other major streets/roads include Rand Road (U.S. Route 12), Golf Road (Illinois Route 58), Algonquin Road (Illinois Route 62), Dundee Road (Illinois Route 68), Palatine Road, Central Road, Hintz Road, Euclid Avenue, Dunton Avenue, Campbell Street, White Oak Street, Thomas Street, Olive Street, Oakton Street, Kennicott Avenue, Ridge Avenue, Dryden Avenue and Windsor Drive.



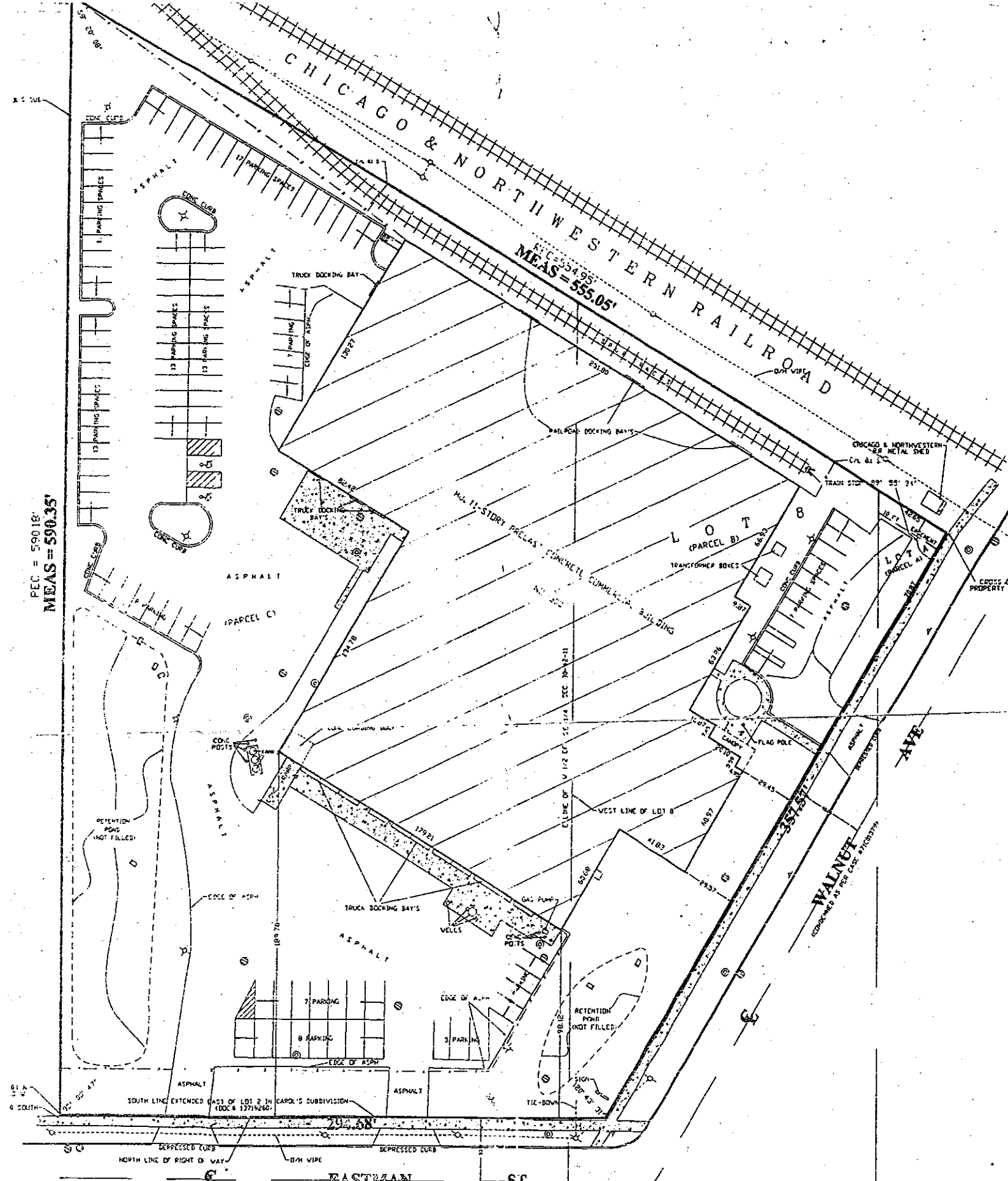
A Google Map of the Arlington Heights, Illinois area. A red location pin is placed on N Ridge Ave, with a red callout box displaying the address "300 N Ridge Ave, Arlington Heights, IL, 60005". The map shows major highways like I-90, I-290, and I-55, as well as local roads and surrounding cities like Schaumburg, Des Plaines, and O'Hare International Airport.

Location Maps

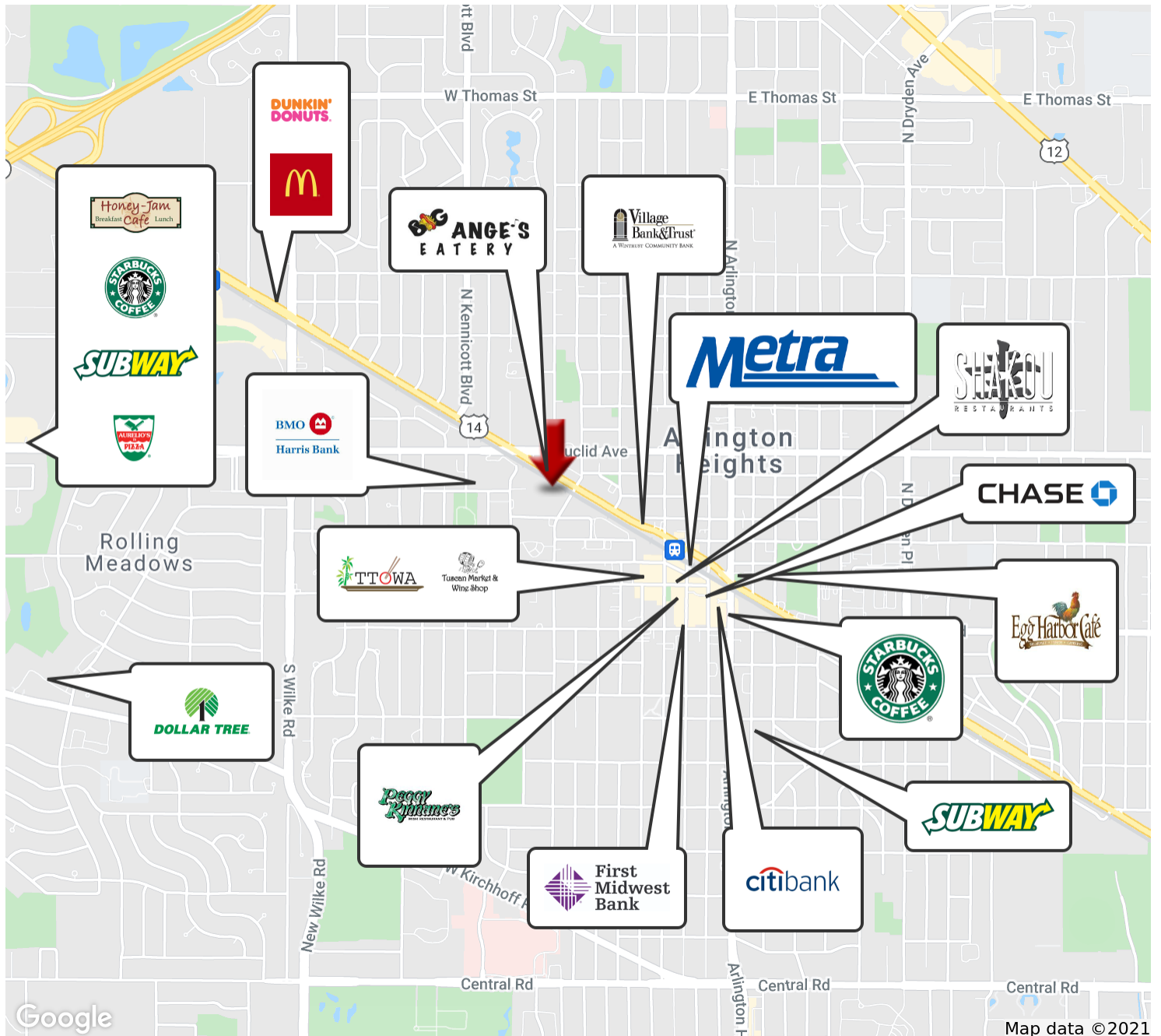


Aerial Map





Retailer Map



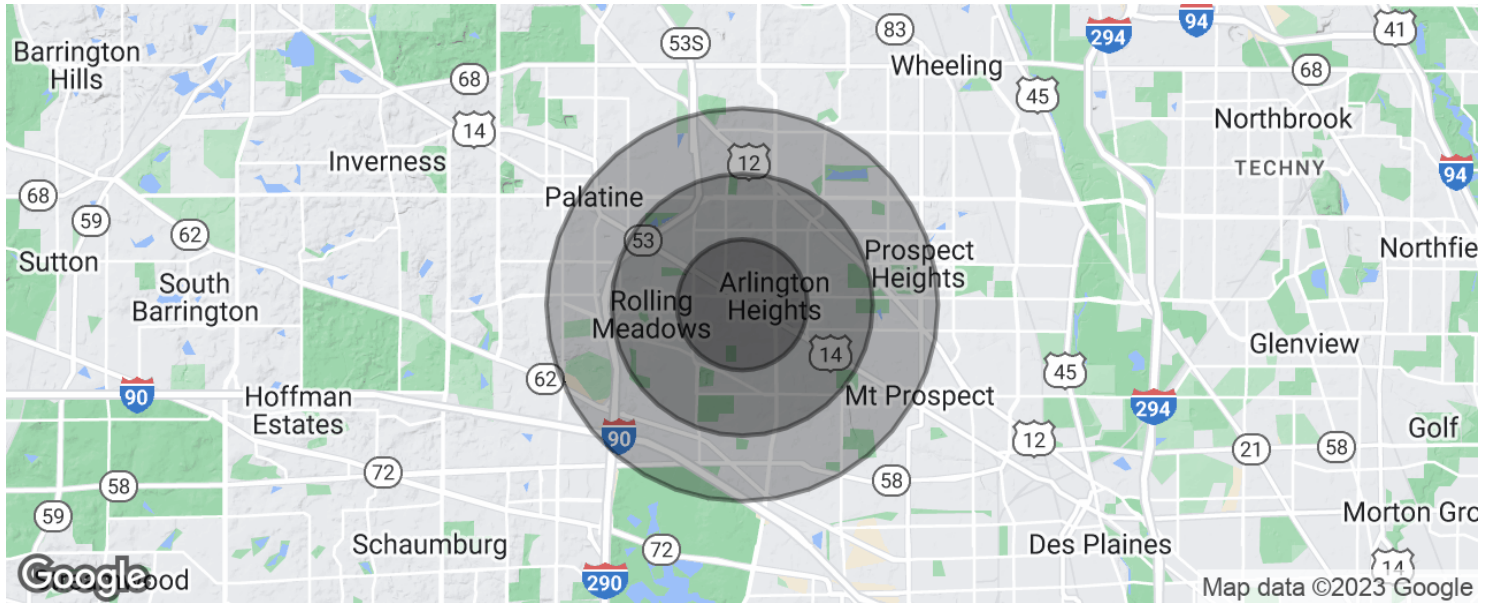
300 N RIDGE AVE, ARLINGTON HEIGHTS, IL, 60005

DEMOGRAPHICS

2

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total population	15,891	60,475	127,217
Median age	41.7	43.0	42.2
Median age (Male)	40.5	41.4	40.7
Median age (Female)	42.6	44.0	43.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,372	23,733	50,599
# of persons per HH	2.5	2.5	2.5
Average HH income	\$101,721	\$101,570	\$92,852
Average house value	\$446,155	\$407,985	\$387,919

* Demographic data derived from 2020 ACS - US Census