

# NORTHWEST O'HARE GATEWAY CENTER

3600 N. KENNICOTT AVE | ARLINGTON HEIGHTS, IL

Colliers



PROPERTY  
VIDEO

## FEATURES

- Available Size: 306,360 SF (Divisible to 75,000 SF)
- Office Size: 3,095 SF
- Ceiling Height: 36' clear
- Loading: 51 exterior docks, 2 drive-in doors
- Car Parking: 311 spaces
- Power: 2,000 amps, 277/480 volt, 3-phase
- Bay Size: 54' x 50' with 60' speed bay
- Lighting: LED
- Sprinkler System: ESFR
- Lease Rate: Subject to Offer
- Class 6B Real Estate tax incentive in place
- Close proximity to 4-way interchange at Highway 53 & Dundee Rd.
- 15 minutes to O'Hare International Airport

FOR LEASE

306,360 SF

Contact us:

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**STEVE OSTROWSKI**

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Colliers

6250 N. River Rd., Suite 11-100

Rosemont, IL 60018



RIDGELINE  
PROPERTY GROUP



AEW

Accelerating success.

# NORTHWEST O'HARE GATEWAY CENTER

3600 N. KENNICOTT AVE | ARLINGTON HEIGHTS, IL

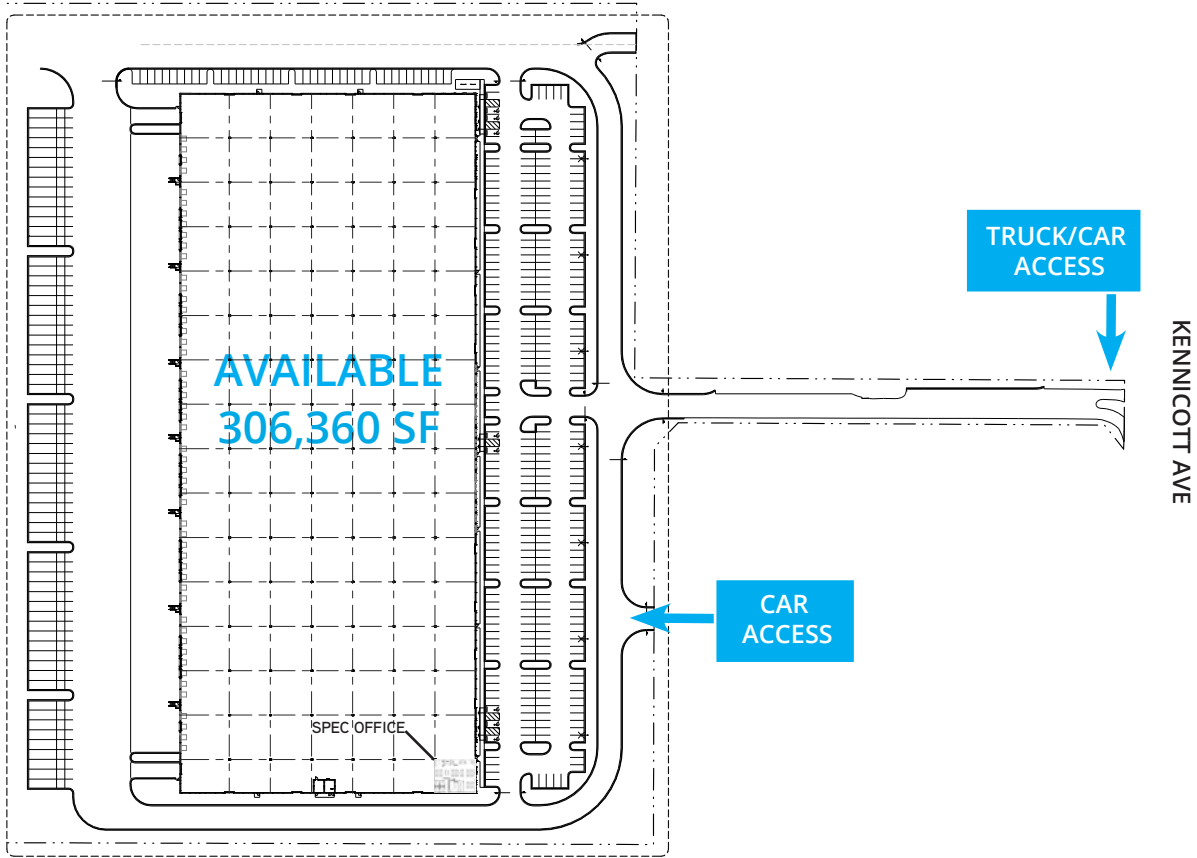


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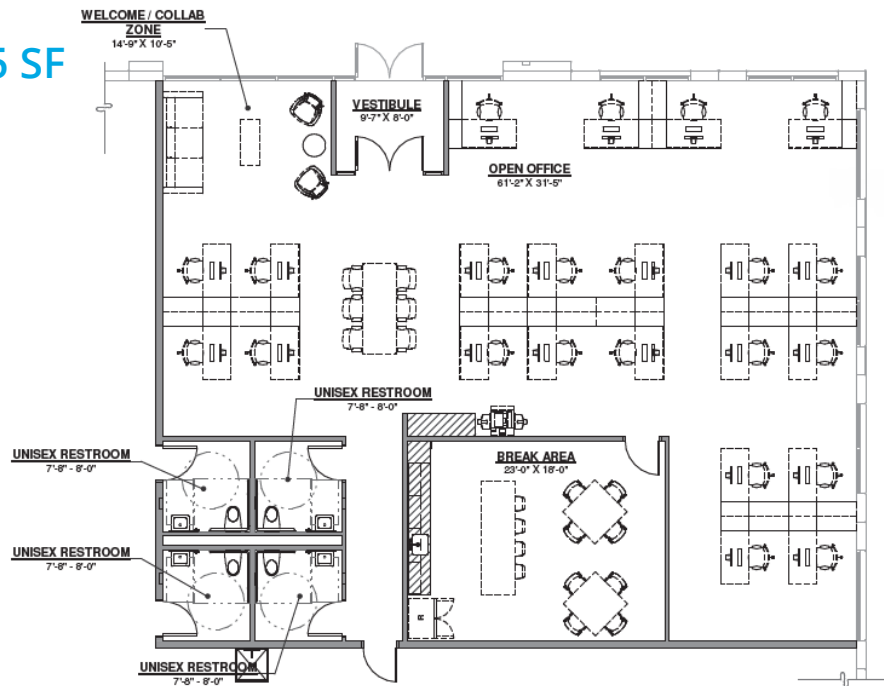


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## SITE PLAN



## SPEC OFFICE | 3,095 SF



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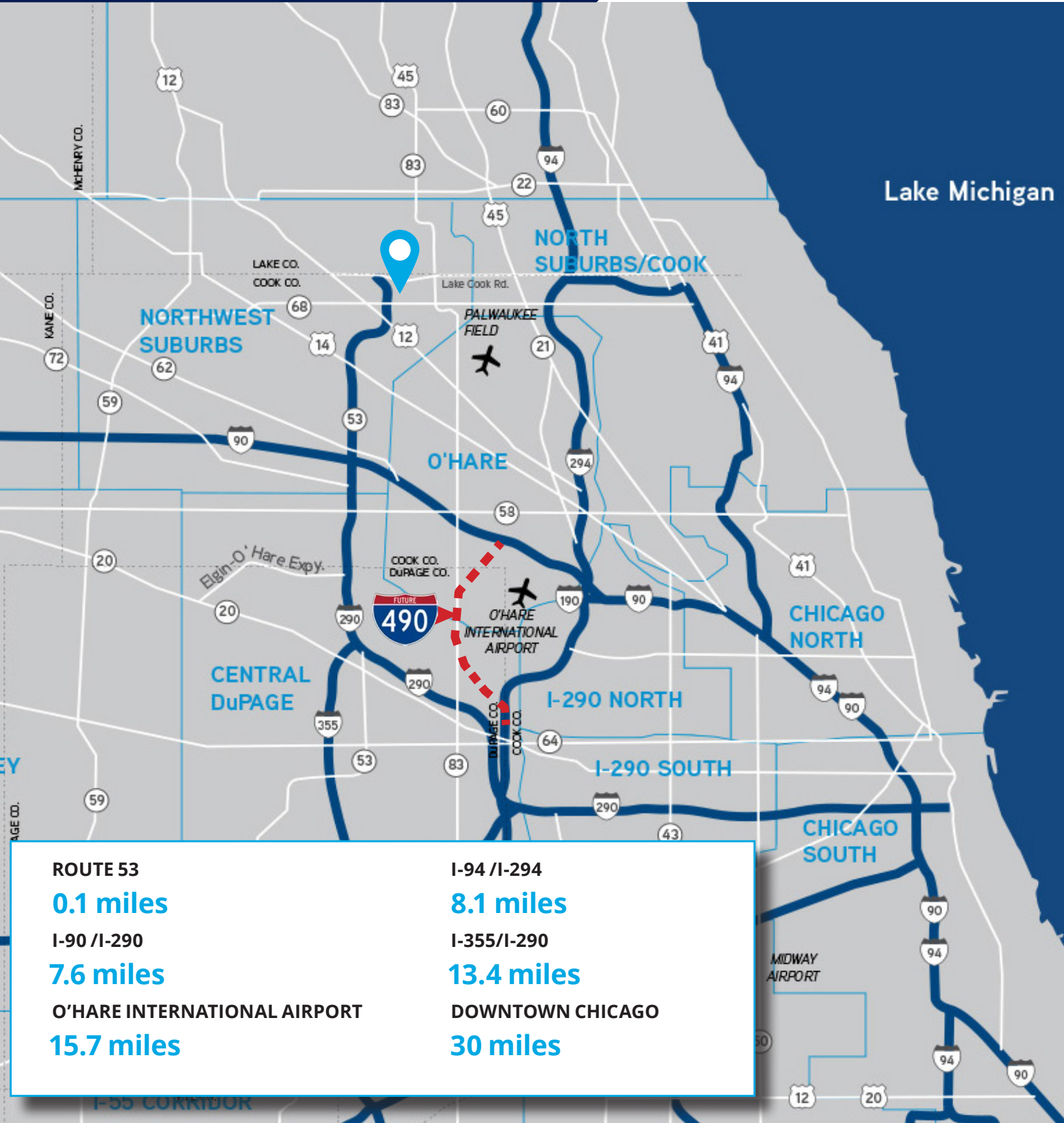
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ROUTE 53

**0.1 miles**

I-90 / I-290

**7.6 miles**

O'HARE INTERNATIONAL AIRPORT

**15.7 miles**

I-94 / I-294

**8.1 miles**

I-355 / I-290

**13.4 miles**

DOWNTOWN CHICAGO

**30 miles**

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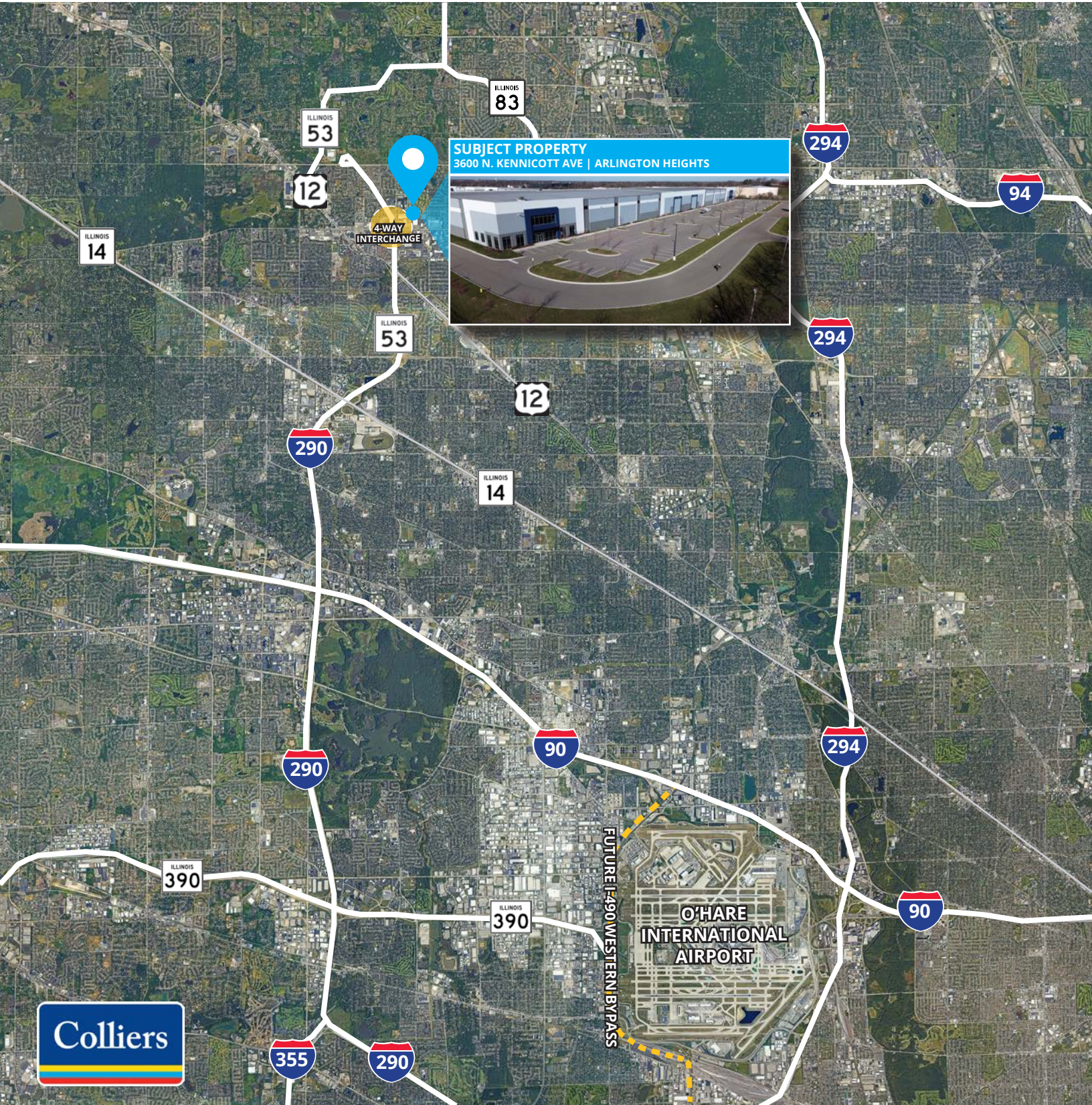
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**SUBJECT PROPERTY**  
3600 N. KENNICOTT AVE | ARLINGTON HEIGHTS



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# NORTHWEST O'HARE GATEWAY CENTER

3600 N. Kennicott Ave, Arlington Heights, IL



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## AREA AMENITIES



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## POPULATION



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