

Price Reduction - 6B Eligible

34,200 SF For Sale

543 W. Algonquin Road  
Arlington Heights, IL

### About This Property

- Available Size: 34,200 SF
- Office Size: 19,900 SF (can be reduced - renovation ready)
- Land Size: 2 Acres
- Clear Height: 21' - 31'
- Car Parking: 75
- Loading: 1 exterior dock, 1 drive-in door
- Constructed: 1990
- Power: 800 amps/ 120-240V
- Zoning: M2
- Crane: 20 tons ±24' under hook
- Real Estate Taxes: 2021 payable 2022: \$118,984.25/\$3.47 psf  
2022 payable 2023: \$75,929.12/\$2.22 psf
- Large parking lot allows for potential trailer parking
- I-90 Tollway Visibility
- Sale Price: ~~\$3,100,000~~ \$2,750,000

### Contact us:

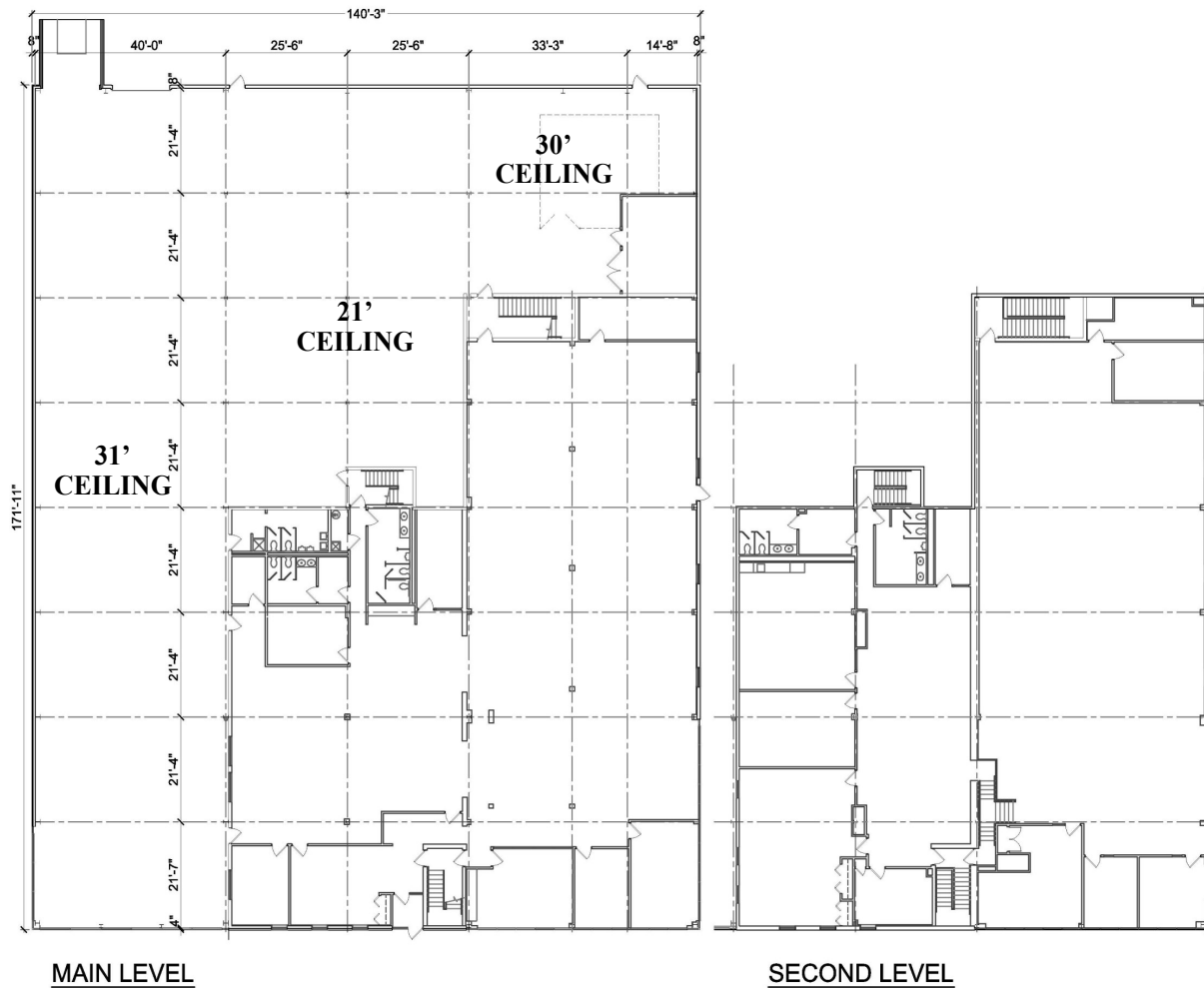
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**Colliers International**

6250 N. River Rd., Suite 11-100  
Rosemont, IL 60018

# Site Plan



**OFFICE AREA CAN BE REDUCED FOR  
ADDITIONAL WAREHOUSE WITH 30' CEILING**



# Aerial

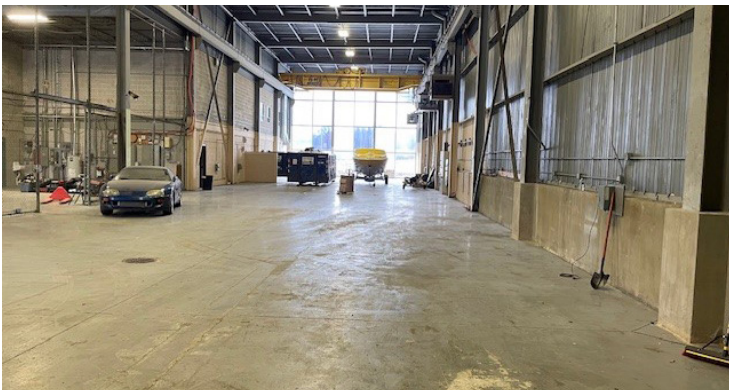
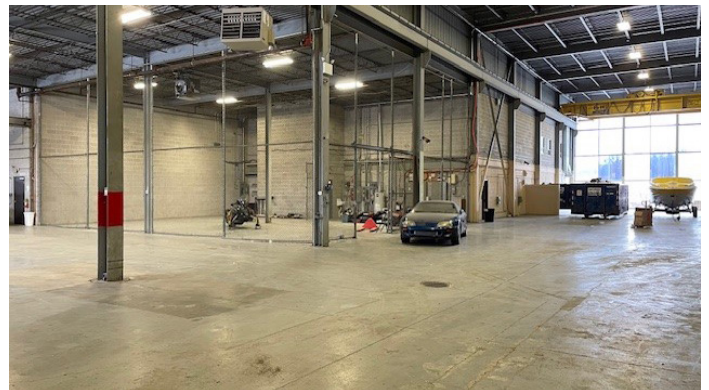
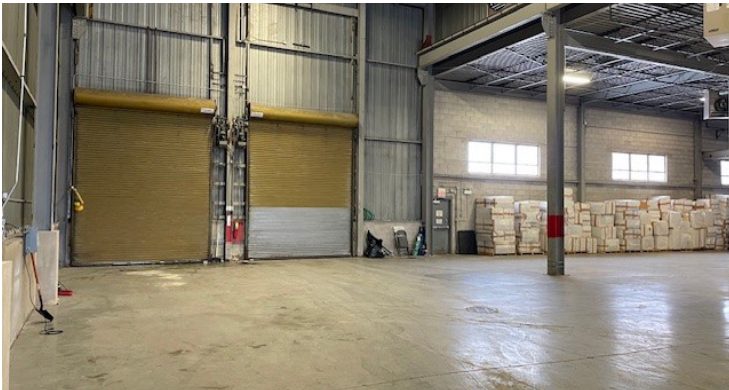


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# Photos

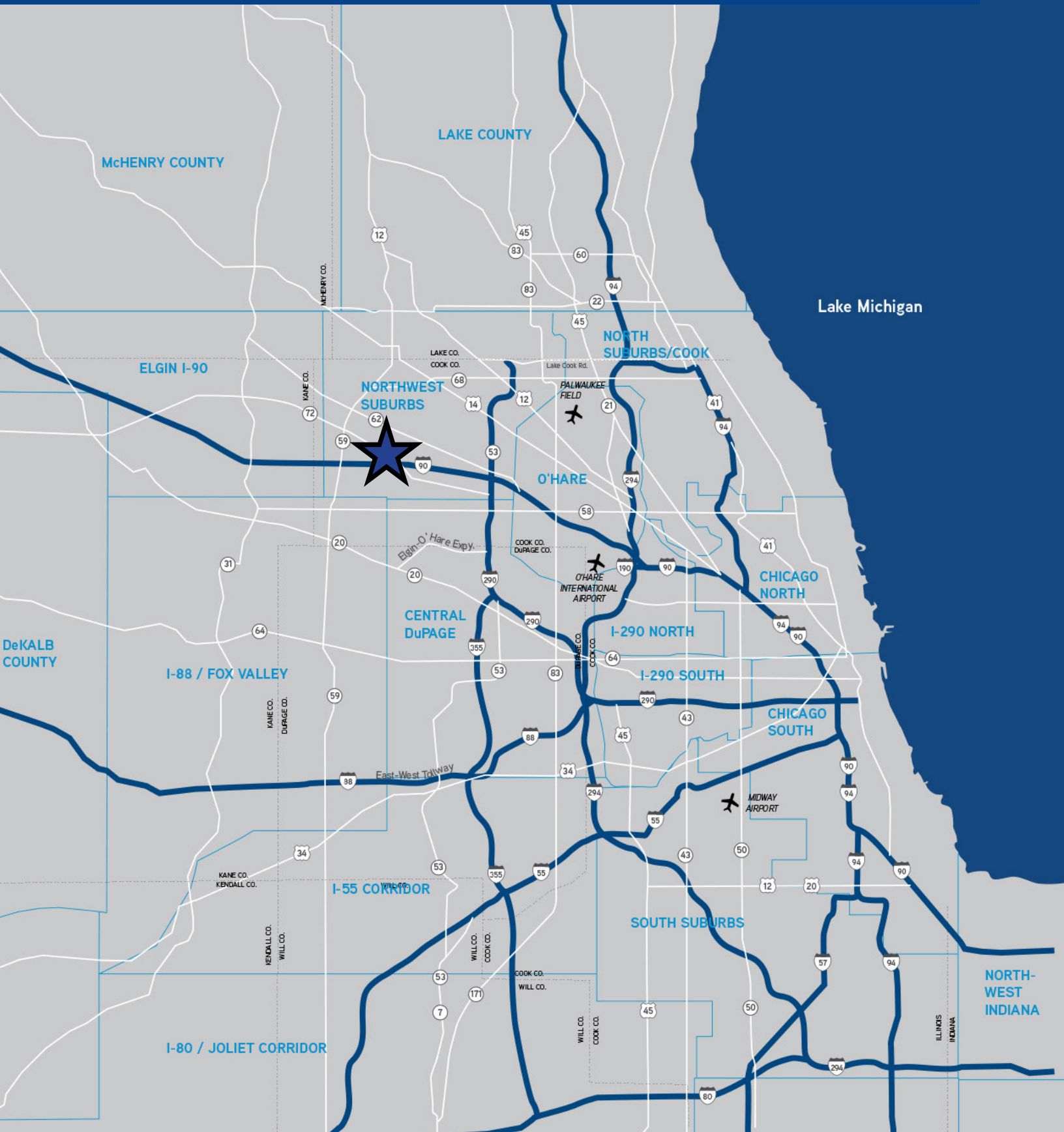


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# Location



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