

# NGC

Northwest  
Gateway Center

**3625 NORTH WILKE &**

**3600 NORTH KENNICOTT**

**IN ARLINGTON HEIGHTS**

## DISTRIBUTION REIMAGINED

***511,577 SF of versatile industrial,  
showroom and office space,  
positioned for optimal distribution.***

**MIKE SEDJO**

+1 847 269 8883  
mike.sedjo@cbre.com

**JACK BRENNAN**

+1 847 706 4925  
jack.brennan@cbre.com

**JOHN HAMILTON**

+1 847 706 4909  
john.hamilton@cbre.com

**BEN DICKEY**

+1 630 573 1297  
ben.dickey@cbre.com



**RIDGELINE**  
PROPERTY GROUP

**CBRE**

# UNIQUELY POSITIONED FOR SPEED TO MARKET

## EXCEPTIONAL HIGHWAY ACCESSIBILITY

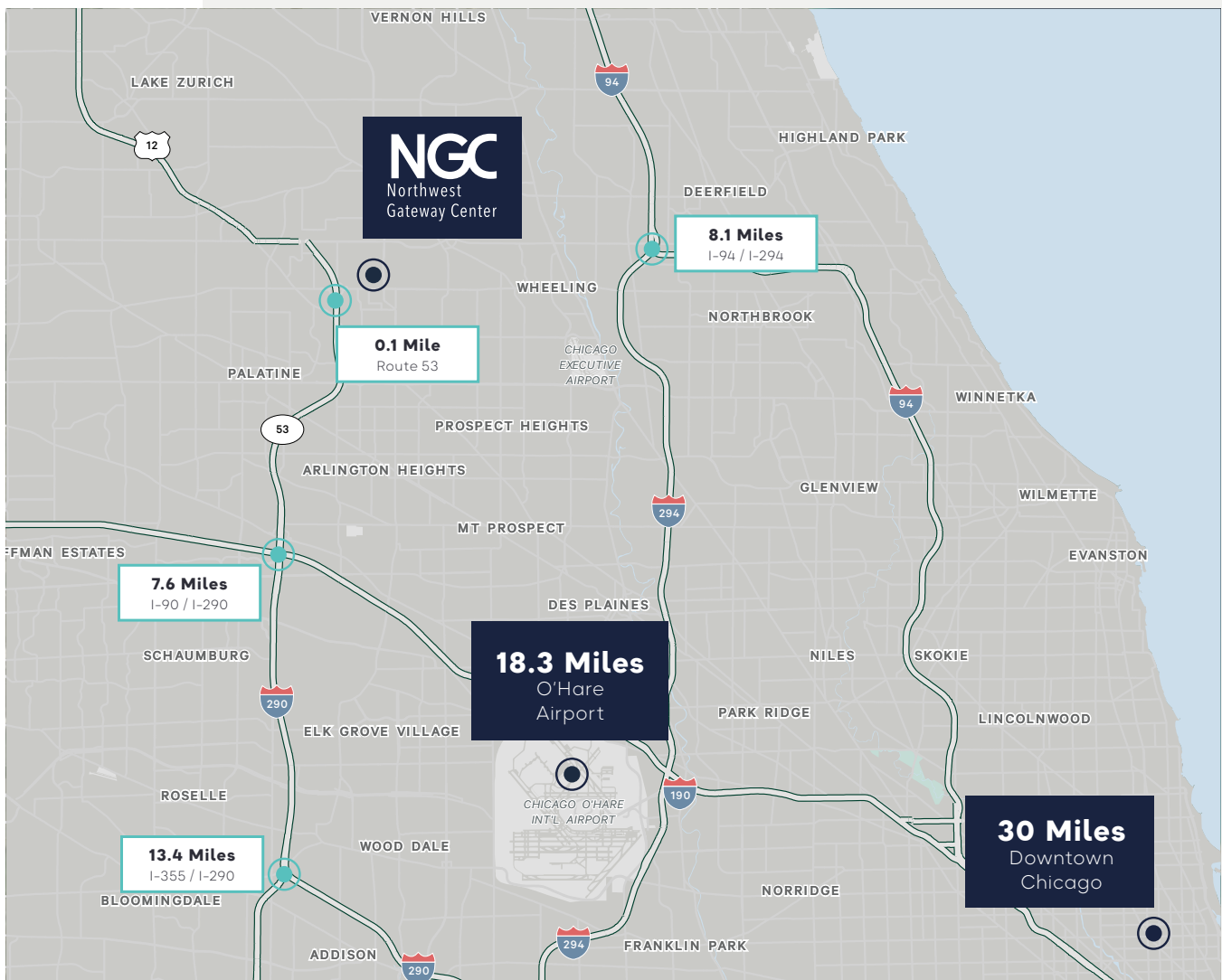
Located on a 4-way interchange at Highway 53 & Dundee Road, and 7.6 Miles from the intersection of I-290 and I-90

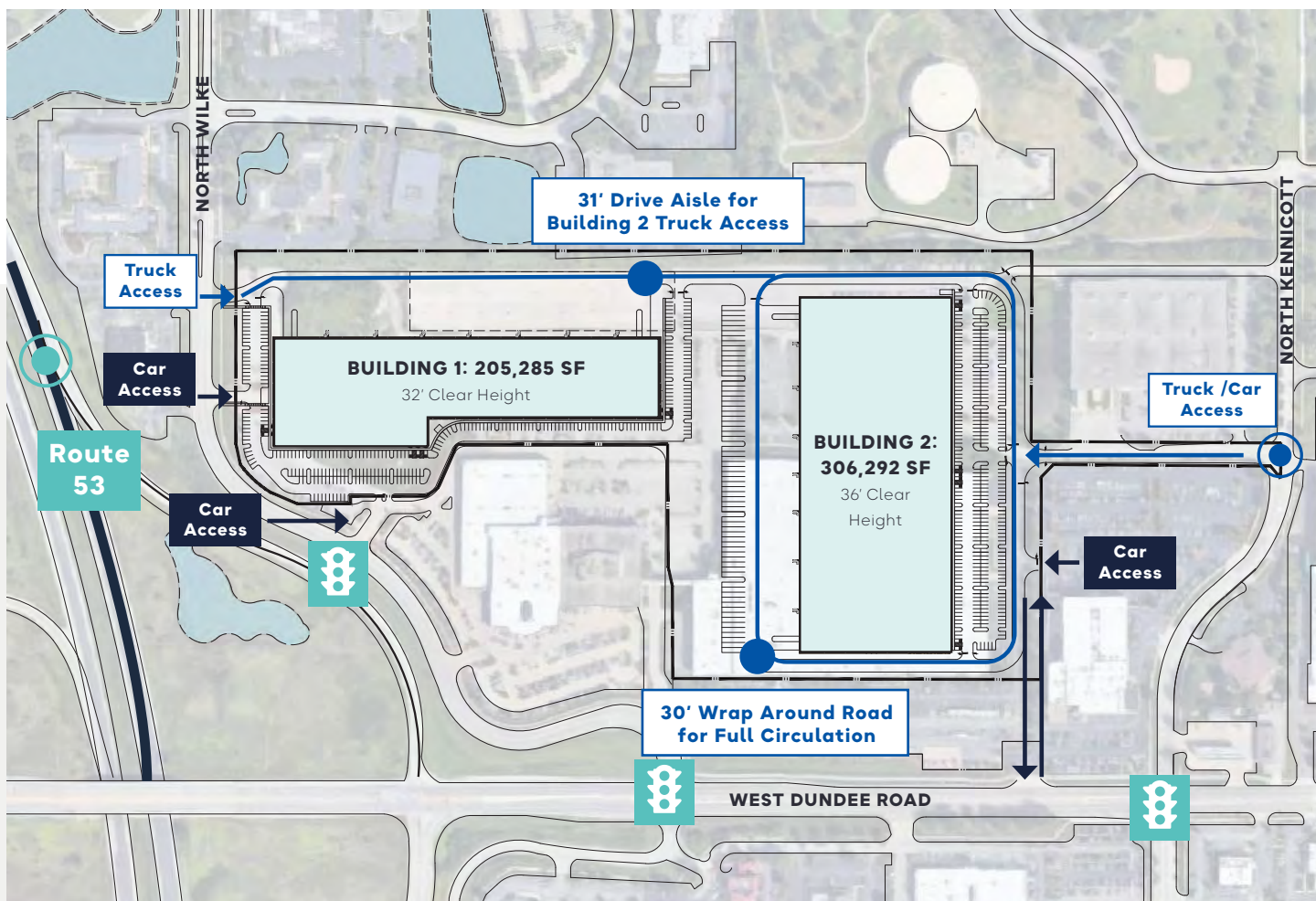
## PROVEN LAST MILE DISTRIBUTION MARKET

Near two Amazon last mile delivery stations and a US Postal Service regional distribution center

## MAJOR AIRPORT PROXIMITY

Just a 20 minute drive from Northwest Gateway Center to O'Hare Airport





## DESIGNED FOR MAXIMUM ACCESSIBILITY AND VISIBILITY

### **SUPERIOR SITE ACCESS**

Three lighted intersections and five access points to the site

### **HIGH AMENITY DESIGN**

Above standard car parking for heavy office users and trailer parking for distribution users

### **GREAT VISIBILITY**

Visible from Highway 53, ideal for showroom space

### **INCENTIVES**

Class 6B real estate tax incentive in place

**511,577 SF**

Total Availability

**205,285 SF**

Building 1

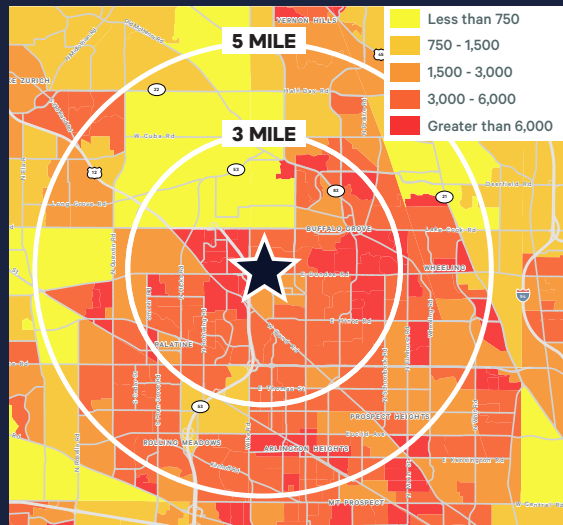
**306,292 SF**

Building 2



## DENSE POPULATION, CLOSE TO EXECUTIVE HOUSING & STRONG LABOR POOL

Within a 5-mile radius, the estimated population count is 291,735 of which 11.40% work in manufacturing and production industries.



## AMENITY RICH LOCATION

Set along the retail corridor of Dundee Road, Northwest Gateway Center is flanked by major retailers, dining options and more to cater to employee convenience.



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