

±11,750 SF  
INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE

Unique  
Standalone  
Facility

Can Be  
Demised  
to ±7,718 SF  
or ±4,032 SF

Professionally  
Owned by:



# 770-772 N. EDGEWOOD AVENUE

Wood Dale, IL 60191

[Property Website](#)

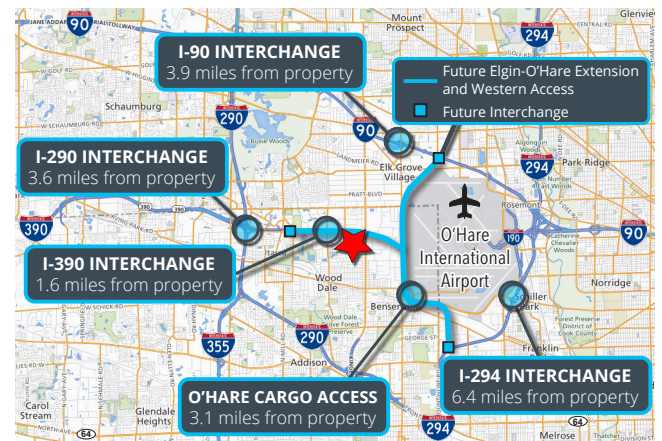


## Specifications

- Building Size: ±11,750 SF
- Land Area: ±0.84 AC
- Office Size: ±2,109 SF
- Ceiling Height: ±14'
- Loading: 1 Int. Dock / 2 DID
- Power: 400A 240V
- Parking: ±35 Cars
- Year Built: 1987
- Construction: Masonry
- Heating: Gas Forced Air
- **Lease Rate: Subject to Offer**
- **Sale Price: Subject to Offer**

## Highlights

- Unique, standalone facility in this size range in Wood Dale
- Single or two-tenant potential
- Can be demised to ±7,718 SF or ±4,032 SF
- Heavy parking
- Adequate power
- Zoned I-1 (Light Industrial)
- Excellent access to the Elgin-O'Hare Tollway (I-390) and other major expressways



Justin Lerner, SIOR  
Executive Vice President  
847.588.5665  
[justin.lerner@transwestern.com](mailto:justin.lerner@transwestern.com)

Joe Karmin, SIOR  
Executive Vice President  
847.588.5670  
[joe.karmin@transwestern.com](mailto:joe.karmin@transwestern.com)

Ross Lehrman  
Vice President  
847.588.5671  
[ross.lehrman@transwestern.com](mailto:ross.lehrman@transwestern.com)

±11,750 SF  
INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE

Unique  
Standalone  
Facility

Can Be  
Demised  
to ±7,718 SF  
or ±4,032 SF

Professionally  
Owned by:

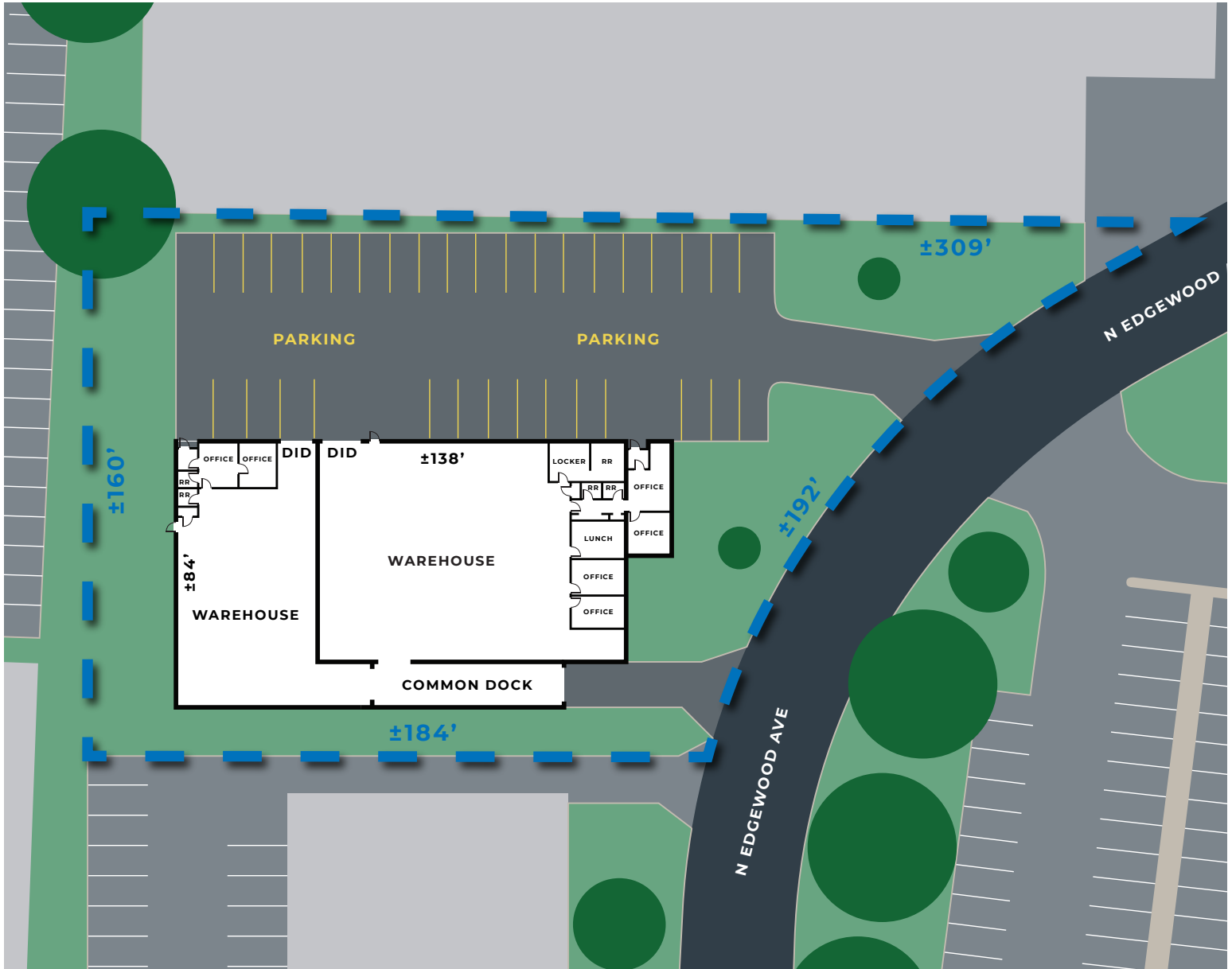


# 770-772 N. EDGEWOOD AVENUE

Wood Dale, IL 60191

[Property Website](#)

## SITE PLAN



**Justin Lerner, SIOR**  
Executive Vice President  
847.588.5665  
justin.lerner@transwestern.com

**Joe Karmin, SIOR**  
Executive Vice President  
847.588.5670  
joe.karmin@transwestern.com

**Ross Lehrman**  
Vice President  
847.588.5671  
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

**±11,750 SF  
INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE**

Unique  
Standalone  
Facility

Can Be  
Demised  
to ±7,718 SF  
or ±4,032 SF

Professionally  
Owned by:



# 770-772 N. EDGEWOOD AVENUE

Wood Dale, IL 60191

[Property Website](#)

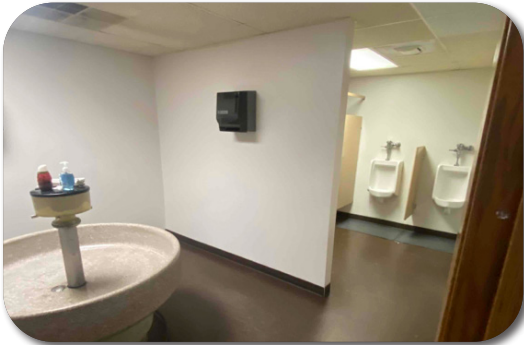
## PROPERTY PHOTOS



**WAREHOUSE AREA**



**WAREHOUSE AREA**



**WAREHOUSE RESTROOM**



**FRONT OFFICE AREA**



**BREAKROOM**



**OFFICE RESTROOM**

**Justin Lerner, SIOR**  
*Executive Vice President*  
847.588.5665  
[justin.lerner@transwestern.com](mailto:justin.lerner@transwestern.com)

**Joe Karmin, SIOR**  
*Executive Vice President*  
847.588.5670  
[joe.karmin@transwestern.com](mailto:joe.karmin@transwestern.com)

**Ross Lehrman**  
*Vice President*  
847.588.5671  
[ross.lehrman@transwestern.com](mailto:ross.lehrman@transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.