

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

±19,478 SF

Great
Manufacturing
Facility

Frontage
Along
Fullerton Ave



TRANSWESTERN

REAL ESTATE
SERVICES

749-759 W. FULLERTON AVENUE

Addison, IL 60101

[Property Website](#)

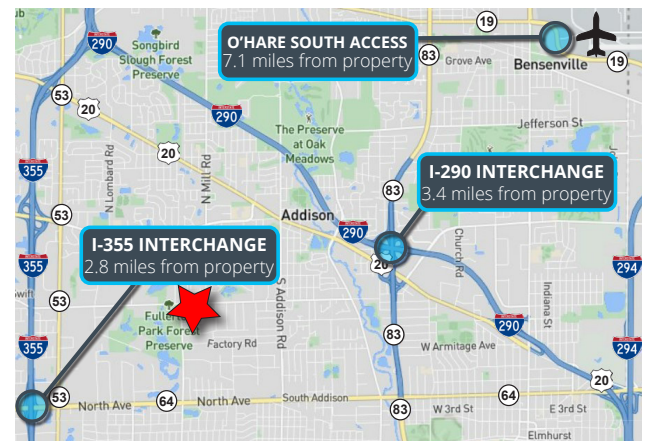


Specifications

- Building Size: ±19,478 SF
- Land Area: ±1.07 AC
- Office Size: ±2,000 SF (To be confirmed)
- Ceiling Height: ±15'
- Loading: 2 Ext Docks / 5 DID
- Power: 800 Amps
- Parking: ±54 Cars
- Sprinklers: Yes
- Year Built: 1984
- Construction: Masonry
- Heating: Gas
- 2022 RE Taxes: \$1.55 PSF
- **Lease Rate: \$9.95 PSF Net**
- **Sale Price: Subject to Offer**

Highlights

- Hard-to-find standalone building in Addison
- Great manufacturing facility with abundant power
- 215' of frontage on Fullerton Ave (9,000 VPD)
- Great access to local labor
- Close proximity to I-355, I-290 and other major expressways
- Divisible
- User/investor opportunity



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

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

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

±19,478 SF

Great
Manufacturing
Facility

Frontage
Along
Fullerton Ave



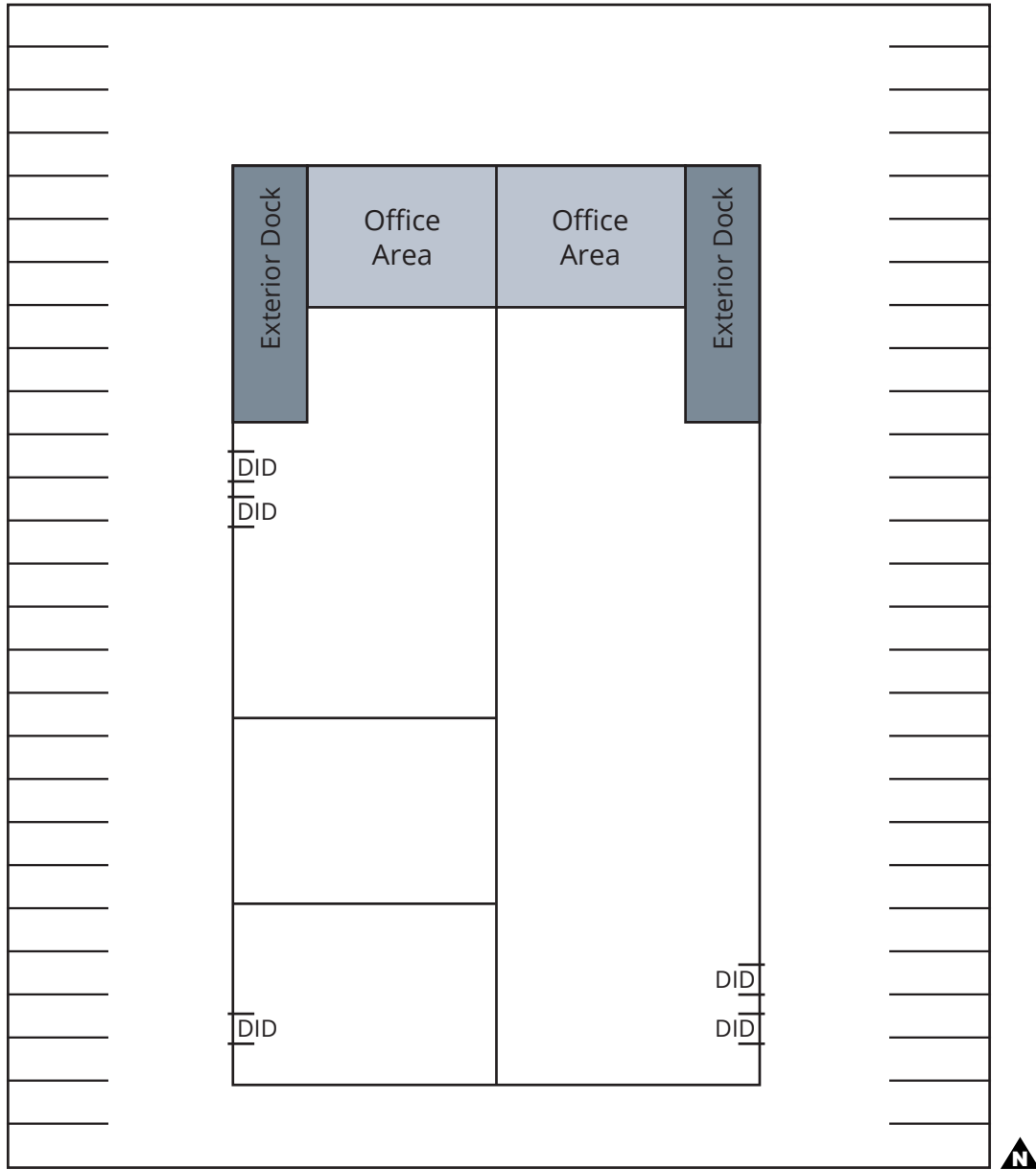
TRANSWESTERN

REAL ESTATE
SERVICES

749-759 W. FULLERTON AVENUE

Addison, IL 60101
[Property Website](#)

SITE PLAN



**Not to scale*

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

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

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

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

±19,478 SF

Great
Manufacturing
Facility

Frontage
Along
Fullerton Ave



TRANSWESTERN

REAL ESTATE
SERVICES

749-759 W. FULLERTON AVENUE

Addison, IL 60101

[Property Website](#)

PROPERTY AERIAL



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

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