

1430 W. Fullerton Avenue

±3,600 SF INDUSTRIAL UNIT AVAILABLE FOR LEASE

Unit E, Addison, IL 60101

Well-Maintained
Industrial Building

Large Drive-in
Door

Recently Sealed
Parking Lot

Close Proximity
to I-355



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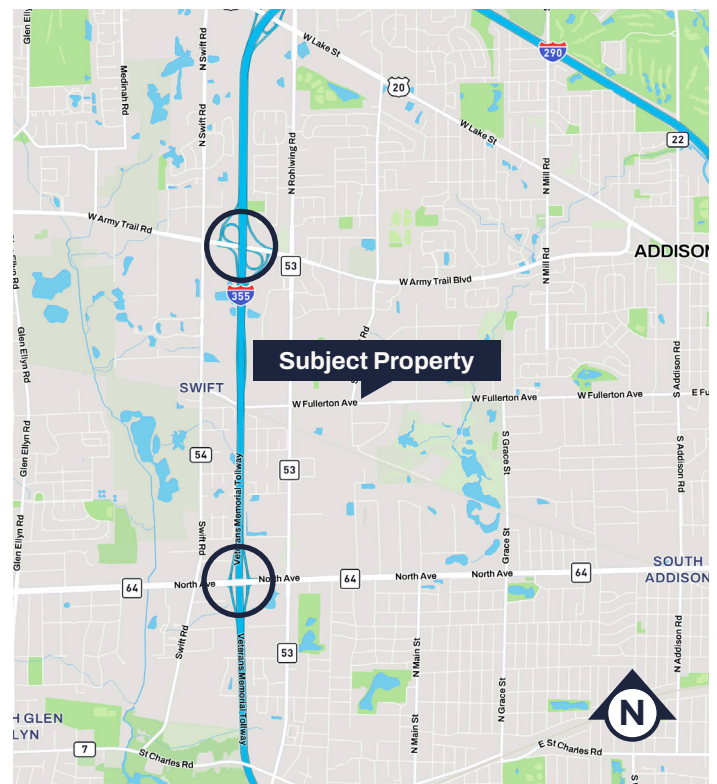
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Property Highlights

- ±3,600 SF industrial unit available for lease
- Well-maintained multi-tenant facility near the corner of W Fullerton Ave and S Lombard Rd
- Large drive-in door
- Parking lot recently sealed
- Just 1.5 miles from the 4-way interchanges at I-355 and Army Trail Road and North Avenue

BUILDING SIZE	±24,930 SF
LAND AREA	±1.29 AC
AVAILABLE SIZE	±3,600 SF
OFFICE SIZE	±700 SF
CEILING HEIGHT	16' Clear
LOADING	1 DID (14' x 10')
PARKING	6 Cars
HEATING	Gas
YEAR BUILT	1988
CONSTRUCTION	Masonry
RE TAXES	\$1.66 PSF (2025)
LEASE RATE	\$14.50 PSF MG



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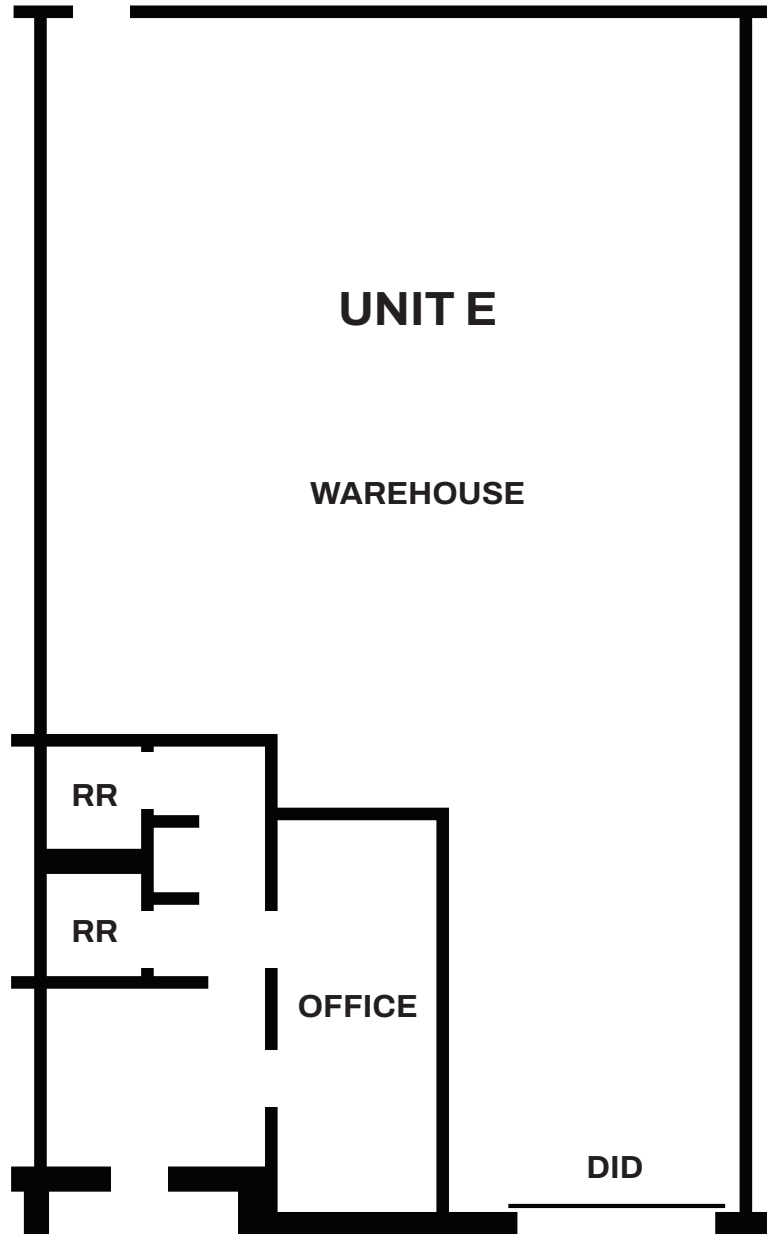
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FLOOR PLAN

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