

±33,800 SF  
INDUSTRIAL  
BUILDING  
FOR SALE

Frontage on  
North Avenue

Outdoor Storage  
Potential

New Back  
Parking Lot



TRANSWESTERN

REAL ESTATE  
SERVICES

# 4533 W. NORTH AVENUE

Melrose Park, IL 60160

[Property Website](#)

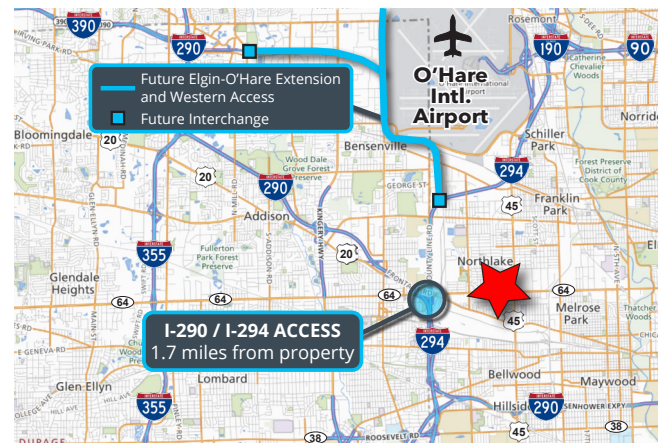


## SPECIFICATIONS

- Building Size: ±33,800 SF
- Land Area: ±2.31 AC
- Office Size: ±9,000 SF
- Ceiling Height: 15'6" - 17'
- Loading Docks: 1 Interior
- Drive-in Doors: 3
- Parking: Abundant
- Year Built: 1963
- Construction: Masonry
- **Sale Price: \$90.00 PSF**

## HIGHLIGHTS

- Frontage on North Avenue
- Outdoor storage potential
- New back parking lot
- Recent roof replacement
- Updated HVAC
- Upgraded power
- LED lights throughout
- Billboard on property generating income
- Just 1.7 miles from the I-290 / I-294 interchange



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## PROPERTY PHOTOS



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