

±35,479 SF
INDUSTRIAL
BUILDING
FOR SALE

Precast
Construction

Newer Roof
with Warranty

New Parking
Lot in 2022



TRANSWESTERN

REAL ESTATE
SERVICES

960 MUIRFIELD DRIVE

Hanover Park, IL 60133

[Property Website](#)

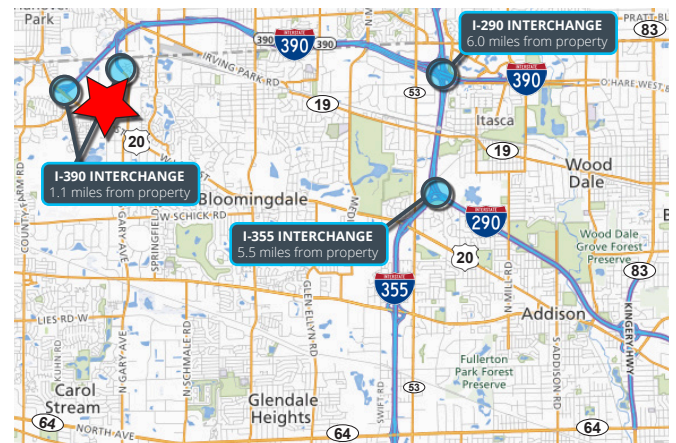


Specifications

- Building Size: ±35,479 SF
- Land Area: ±2.79 AC
- Ceiling Height: 19' - 22' Clear
- Loading: 2 Docks / 3 DID
- Power: 2000 Amps
- Parking: ±40 Cars
- Year Built: 1995
- Zoning: I (Industrial)
- Construction: Precast
- RE Taxes: \$2.13 PSF (2022)
- **Sale Price: \$4,612,270**

Highlights

- Hard-to-find, well-maintained standalone facility with drive-through capability
- Available 7/1/2024
- ±4,962 SF front / ±2,284 SF rear mezzanine areas not included in total building size
- New roof in 2020 (with 20-year warranty in place)
- New parking lot in 2022
- Air-conditioning in office and warehouse (not loading area)
- Close proximity to I-390



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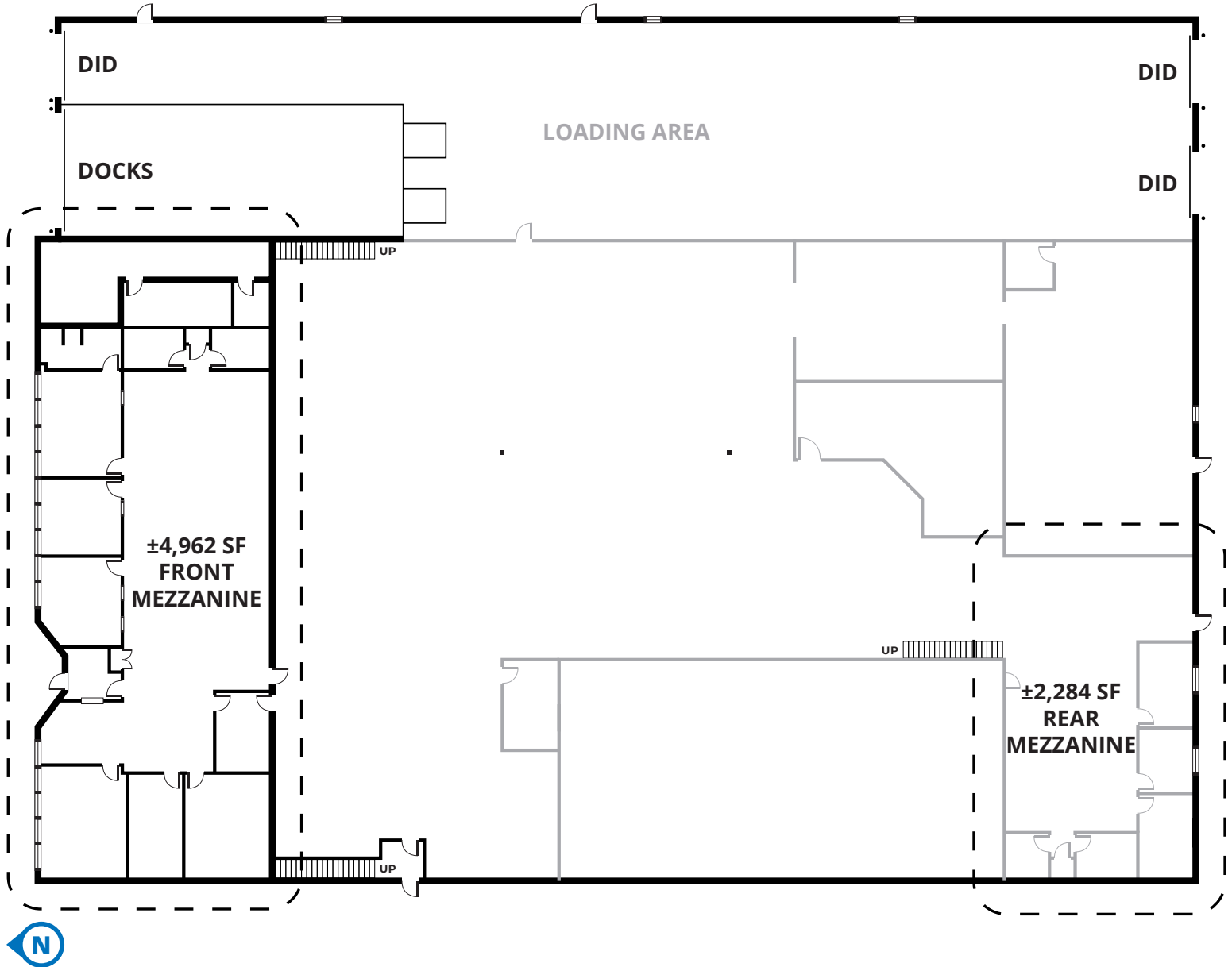
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FLOOR PLAN



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EXTERIOR PROPERTY PHOTOS



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