

**INDUSTRIAL  
BUILDING  
FOR SALE**

**±12,000 SF**

Heavy  
Power

A/C  
Throughout



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 1212 NATIONAL AVENUE

Addison, IL 60101

[Property Website](#)

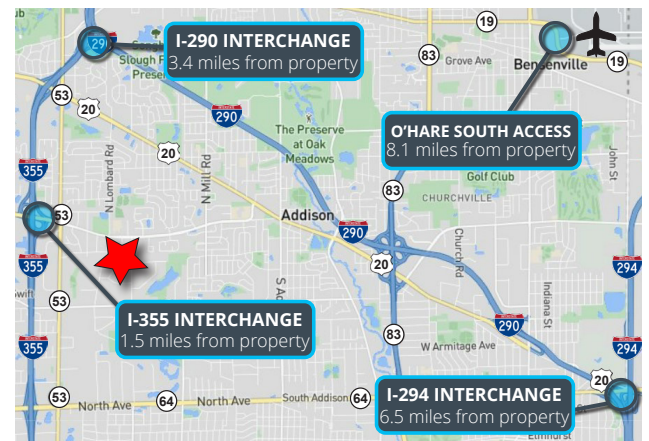


## Specifications

- Building Size: ±12,000 SF
- Land Area: ±0.86 AC
- Office Size: ±2,000 SF
- Ceiling Height: 16' Clear
- Loading: 1 Ext Dock / 1 DID
- Power: 1200A 240V
- Parking: ±16 Cars
- Zoning: M-2
- Sprinklers: Wet
- Year Built: 1979
- Construction: Masonry
- Heating: Gas Forced
- RE Taxes: \$1.59 PSF (2022)
- **Sale Price: Subject to Offer**

## Highlights

- Unique standalone facility
- Heavy power
- A/C throughout
- Low DuPage County taxes
- Excellent access to I-355 and other major expressways



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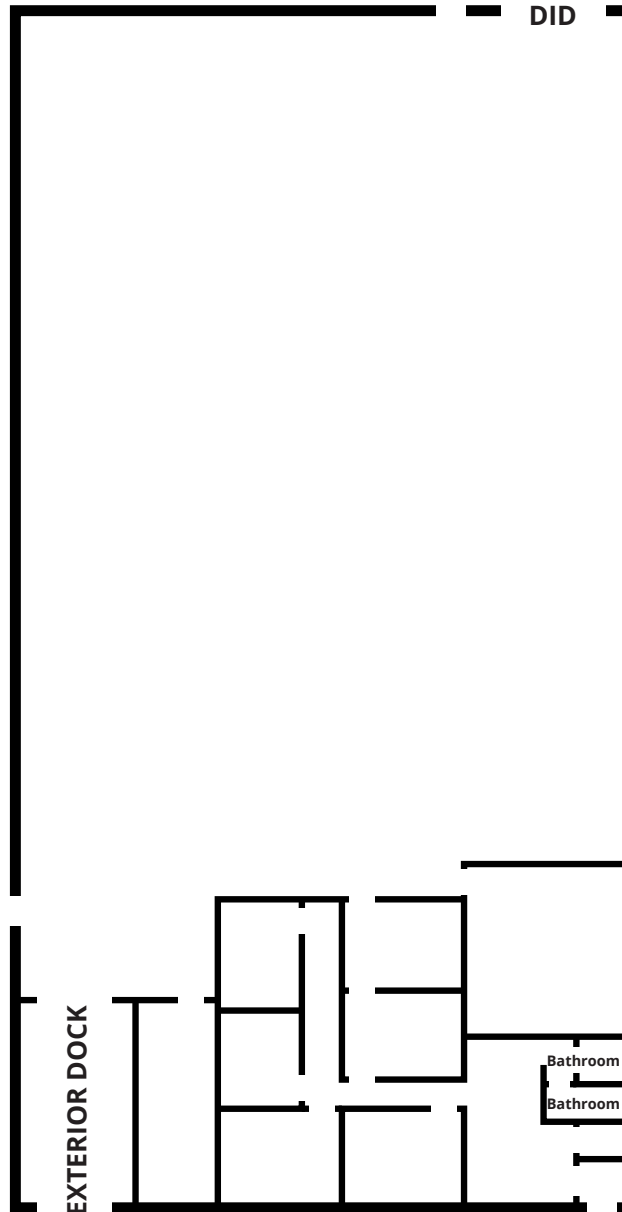
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## FLOOR PLAN



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**AERIAL VIEW**



**National Ave**

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