

**±9,920 SF
INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

Divisible Down
to Two (2)
±5,000 SF Units

Great
User/Investor
Opportunity

Direct
Access
to I-390


TRANSWESTERN
REAL ESTATE
SERVICES

540 LUNT AVENUE

Schaumburg, IL 60193

[Property Website](#)

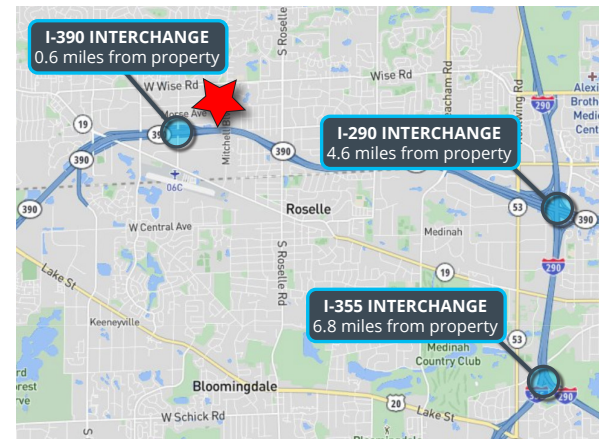


SPECIFICATIONS

- Building Size: ±9,920 SF
- Land Area: ±0.49 AC
- Divisible To: ±5,000 SF
- Office Size: ±1,500 SF
- Ceiling Height: 13'8"
- Loading: 1 Dock / 3 DID
- Power: 400 Amps
- Parking: ±10 Cars
- Year Built: 1974
- Construction: Masonry
- Heating: Gas
- **Sale Price: \$1,100,000**
- **Lease Rate: \$13.00 PSF MG**

HIGHLIGHTS

- Great user/investor opportunity
- Very well-maintained building
- M-1 zoning
- Potential two-tenant facility
- Floor drains in warehouse
- Direct access to I-390 via Wright Blvd.



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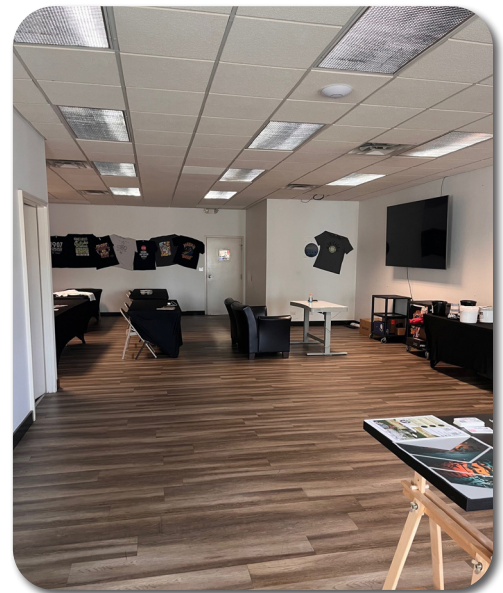
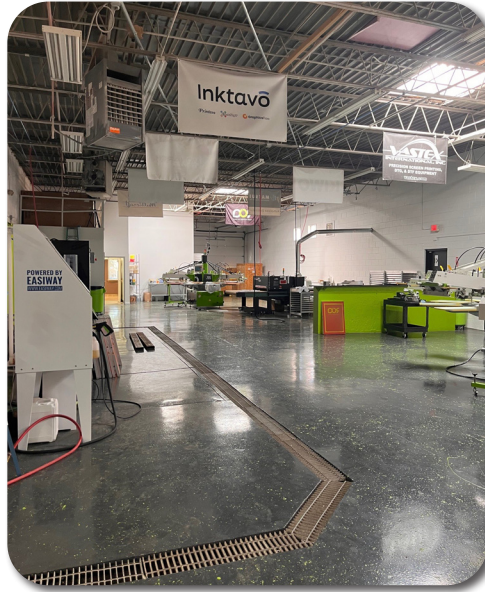
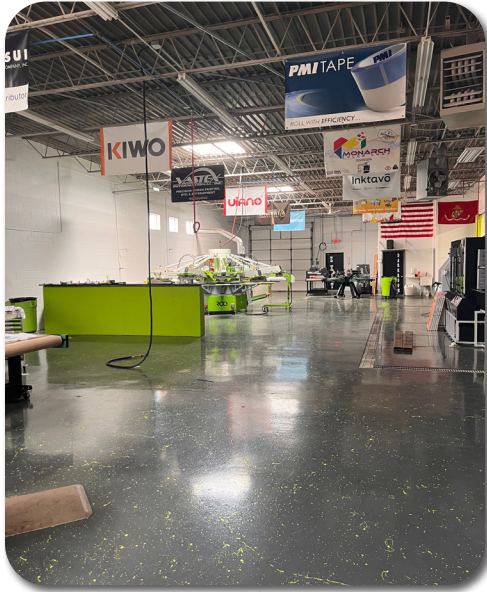

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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