

±10,296 SF
**INDUSTRIAL
BUILDING
FOR SALE**

User/Investor
Opportunity

Occupancy
2/1/2027

Front DID Can
Be Converted
to a Dock


TRANSWESTERN
REAL ESTATE
SERVICES

753 ANNORENO DRIVE

Addison, IL 60101
[Property Website](#)

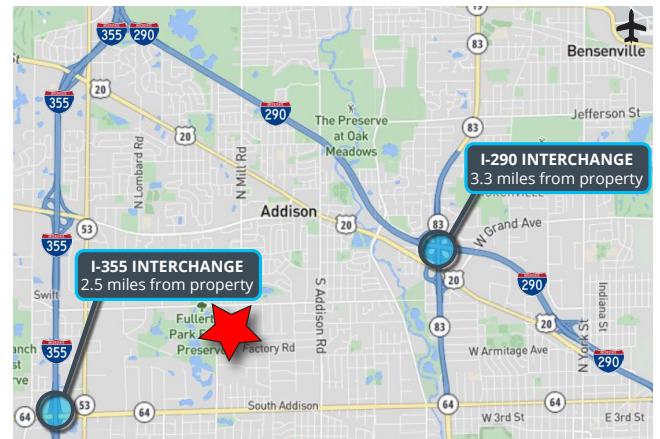


SPECIFICATIONS

- Building Size: ±10,296 SF
- Land Area: ±0.53 AC
- Office Size: ±1,280 SF
- Ceiling Height: ±13'6"
- Loading: 2 Drive-in Doors
- Parking: ±15 Cars
- Year Built: 1981
- Construction: Masonry
- Zoning: M2 (General Mfg.)
- RE Taxes: \$1.45 PSF (2024)
- **Sale Price: Subject to Offer**

HIGHLIGHTS

- User/Investor Opportunity
- Occupancy 2/1/2027
- Front DID can be converted to a dock
- A/C throughout
- Floor drains
- White painted roof deck
- Immediate access to I-355 and close proximity to other major expressways
- Low DuPage County taxes
- Great access to local labor



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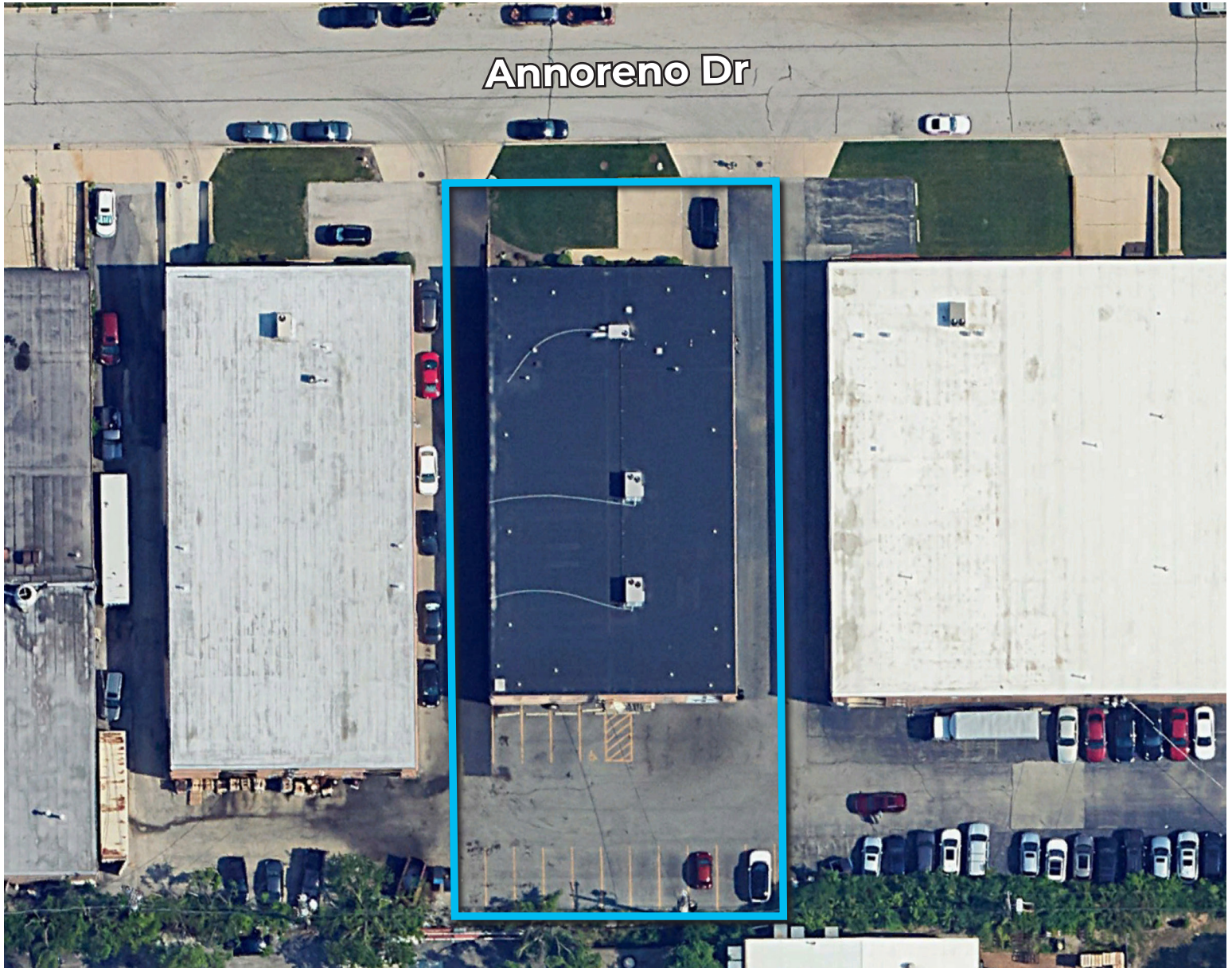
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PROPERTY AERIAL



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