

**INDUSTRIAL  
BUILDING  
FOR SALE**

**±19,230 SF  
(DIVISIBLE)**

Potential  
Two-Tenant  
Facility

Heavy Power  
Great for  
Manufacturing

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 9250 IVANHOE STREET

Schiller Park, IL 60176

[Property Website](#)

**SALE PRICE  
REDUCTION!**

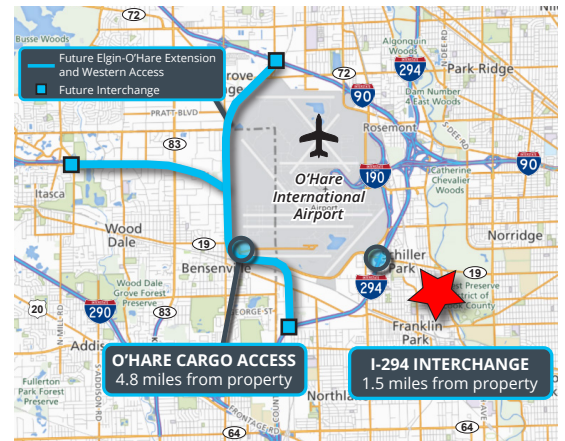


## Specifications

- Building Size: ±19,230 SF
- Land Area: ±0.92 AC
- Divisible: ±10,000 SF & ±9,230 SF
- Office Size: ±2,000 SF
- Ceiling Height: 13'6"
- Loading: 3 DID
- Power: 1600 Amps
- Parking: ±40 Cars
- Year Built: 1964
- Construction: Masonry
- Sale Price: **\$1,096,110 (\$57 PSF)**  
**\$1,057,650 (\$55 PSF)**

## Highlights

- Heavy power great for manufacturing
- Potential two-tenant facility
- Close proximity to O'Hare Airport
- Direct access to I-294 and local amenities
- Newer roof



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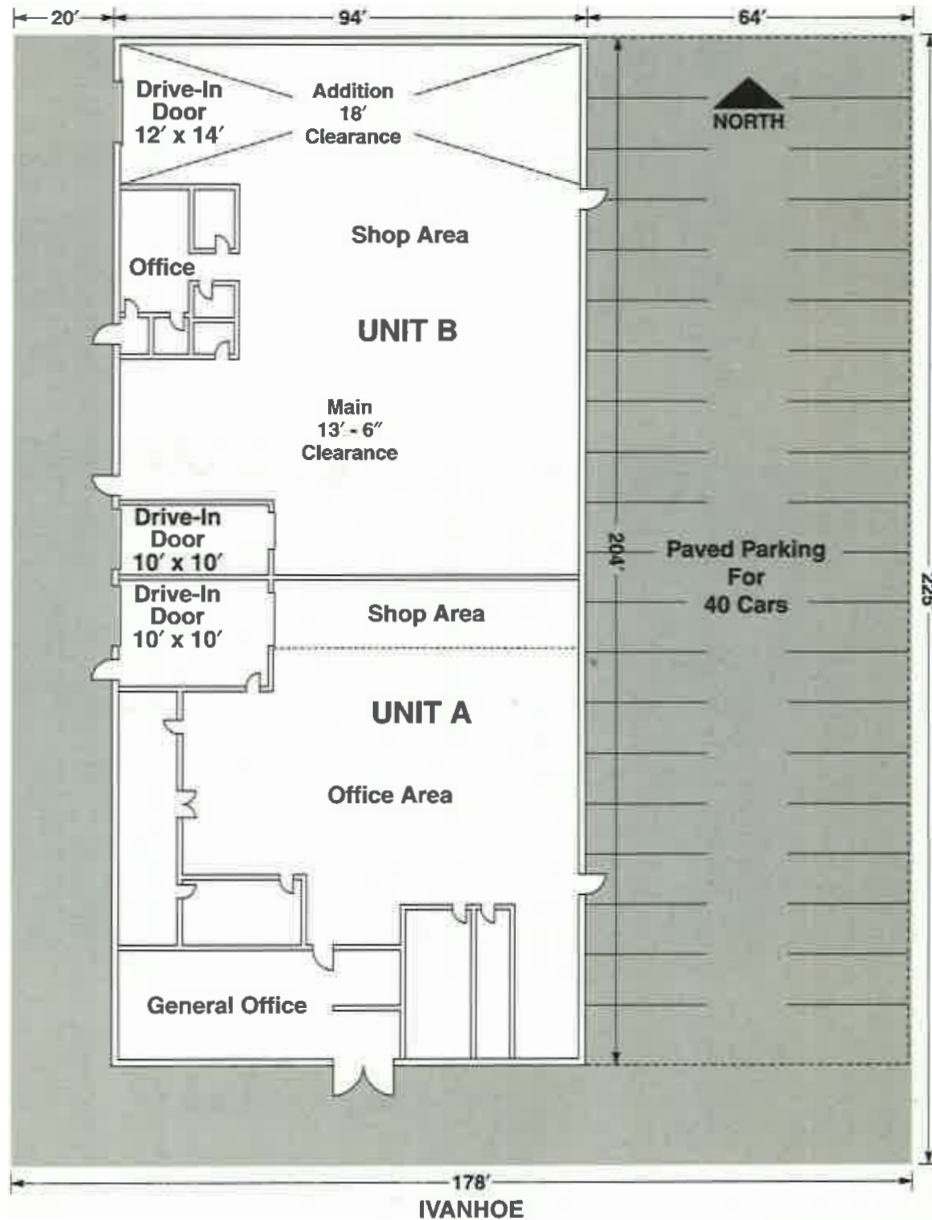
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## SITE PLAN



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