

INDUSTRIAL
BUILDING
FOR SALE

±24,990 SF

Large,
Paved Lot

Heavy
Power



TRANSWESTERN

REAL ESTATE
SERVICES

1025 W. NATIONAL AVENUE

Addison, IL 60101

[Property Website](#)

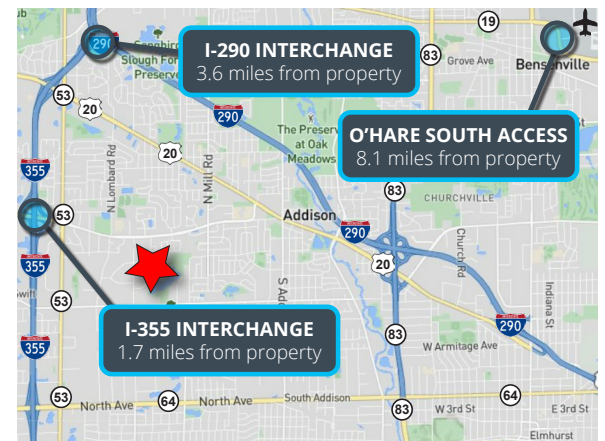


SPECIFICATIONS

- Building Size: ±24,990 SF
- Land Area: ±1.56 AC
- Office Size: ±3,300 SF
(To be verified)
- Ceiling Height: ±16'
- Loading: 1 Ext Dock / 3 DID
- Power: 1200A (To be verified)
- Parking: ±46 Cars
- Sprinklers: Yes
- Year Built: 1984
- Construction: Masonry
- RE Taxes: \$2.81 PSF (2024)
- **Sale Price: \$3,500,000.00**

HIGHLIGHTS

- Large, paved lot
- Heavy power - great for manufacturing
- Well-maintained facility
- Zoned M-2 (General Manufacturing)
- Close proximity to I-355 and other major expressways
- DuPage County taxes
- Great access to local labor



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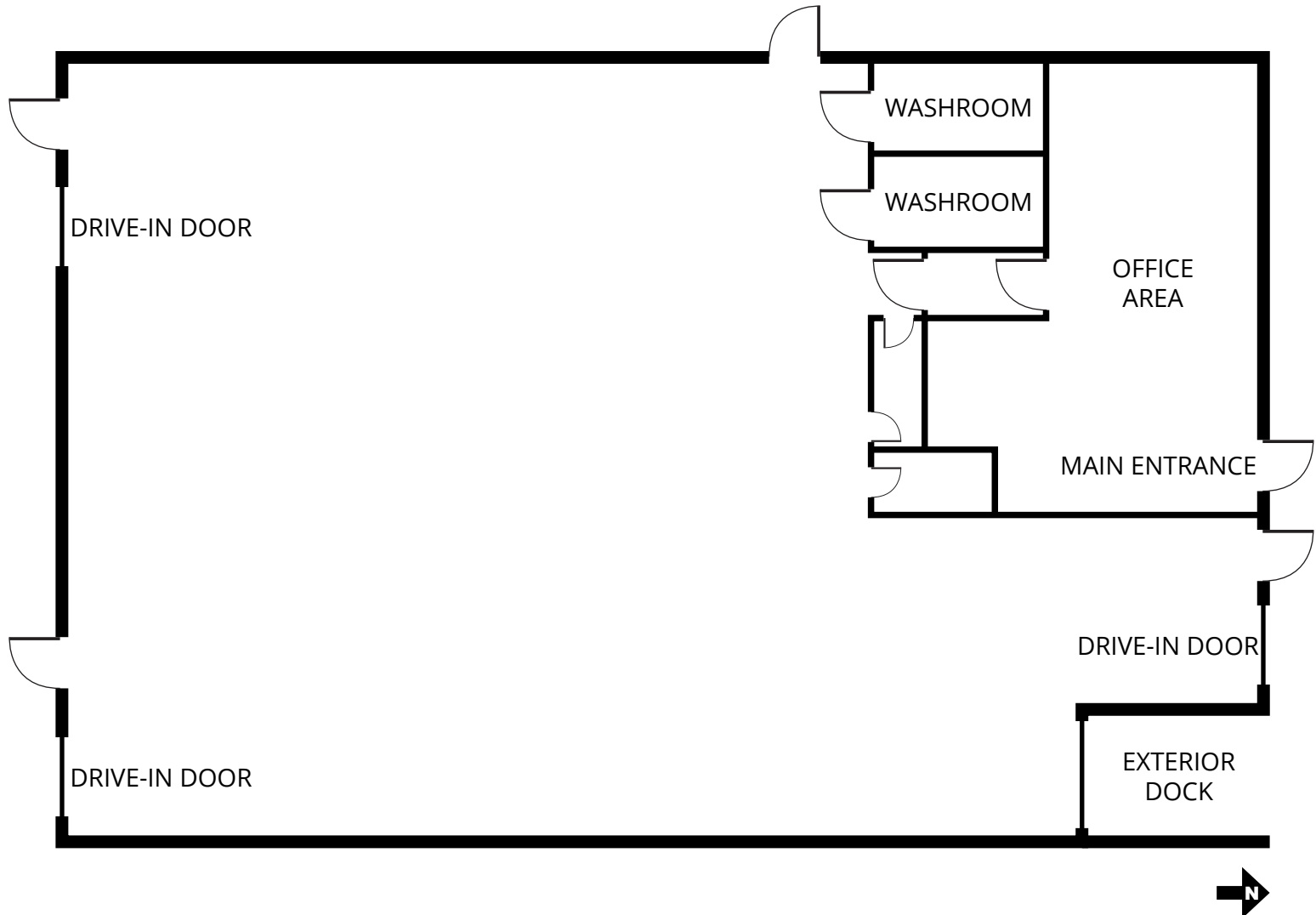
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BUILDING LAYOUT



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PROPERTY AERIAL



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