

**±20,000 SF  
INDUSTRIAL  
BUILDING  
FOR SALE**

Heavy Power  
Great for  
Manufacturing

Fenced-in Yard/  
Outdoor Storage  
Potential

Corner Facility  
with Great  
Loading Access

**UNDER NEW  
OWNERSHIP!**

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 520 W. INTERSTATE ROAD

Addison, IL 60101  
[Property Website](#)

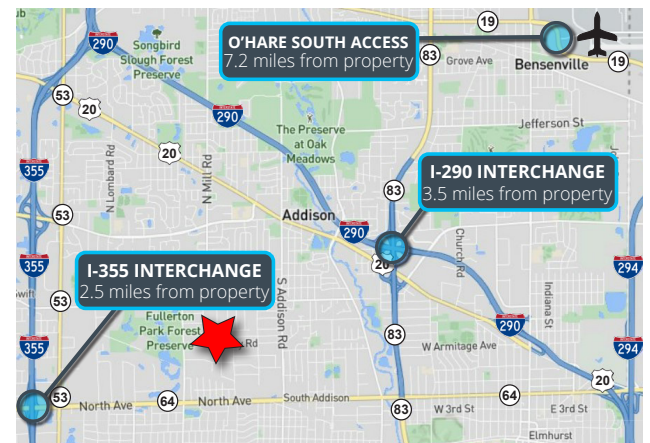


## Specifications

- Building Size: ±20,000 SF
- Land Area: ±1.23 AC
- Office Size: ±3,500 SF
- Ceiling Height: 12'
- Loading: 2 Ext Docks / 2 DID
- Parking: ±30 Cars
- Sprinklers: Wet
- Year Built: 1958
- Construction: Masonry
- CAM: \$1.15 PSF (2023)
- INS: \$0.62 PSF (2023)
- RET: \$1.56 PSF (2023)
- **Sale Price: \$1,850,000**

## Highlights

- Under new ownership
- Improvements underway
- Heavy power great for manufacturing
- Fenced-in yard / outdoor storage potential
- Corner facility with great loading access
- Zoned M-2 (General Mfg.)
- Low DuPage County taxes
- Direct access to I-355 and other major expressways



**Justin Lerner, SIOR**  
Executive Vice President  
847.588.5665  
[justin.lerner@transwestern.com](mailto:justin.lerner@transwestern.com)

**Joe Karmin, SIOR**  
Executive Vice President  
847.588.5670  
[joe.karmin@transwestern.com](mailto:joe.karmin@transwestern.com)

**Ross Lehrman**  
Senior Vice President  
847.588.5671  
[ross.lehrman@transwestern.com](mailto:ross.lehrman@transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

**±20,000 SF  
INDUSTRIAL  
BUILDING  
FOR SALE**

Heavy Power  
Great for  
Manufacturing

Fenced-in Yard/  
Outdoor Storage  
Potential

Corner Facility  
with Great  
Loading Access



**TRANSWESTERN**

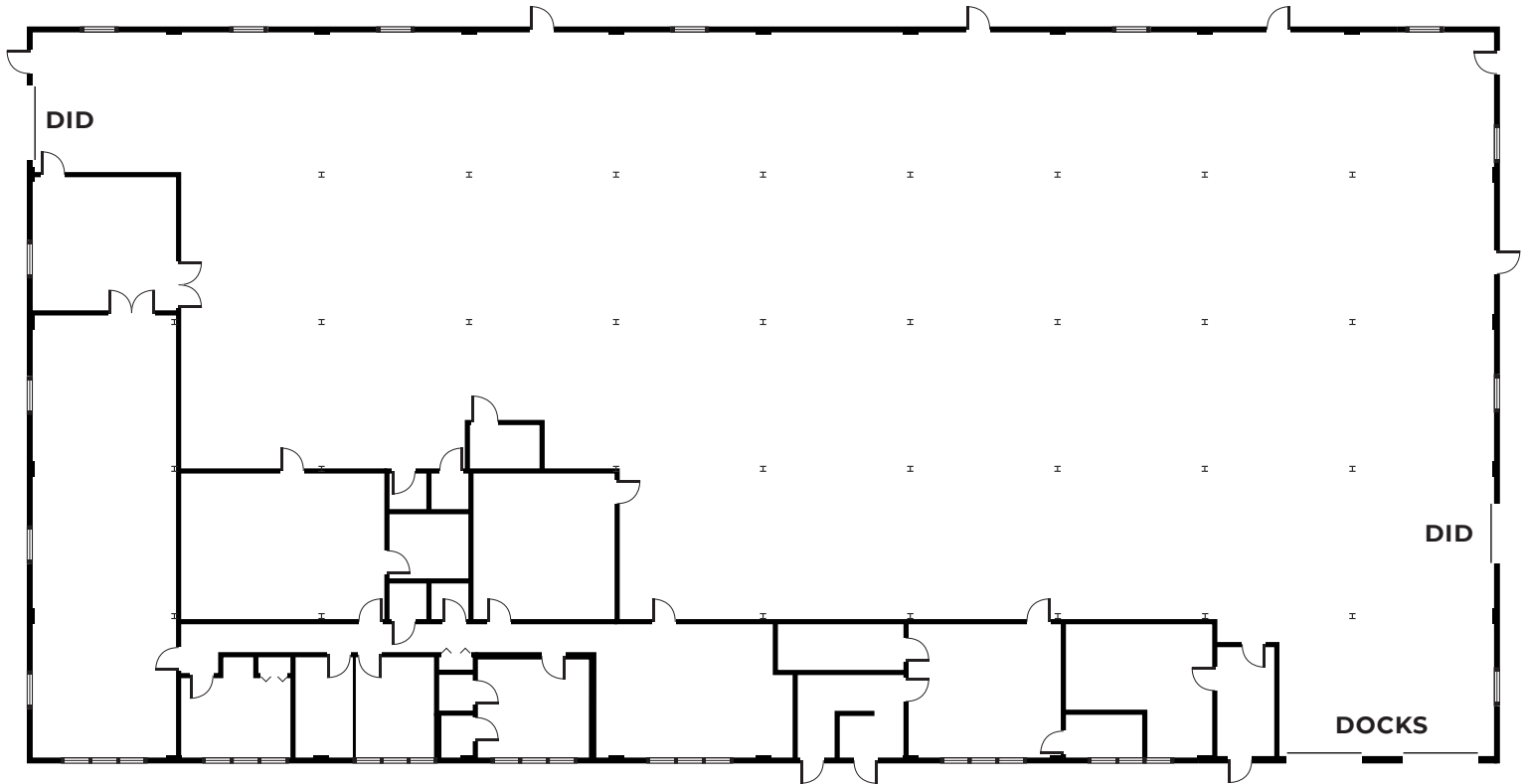
REAL ESTATE  
SERVICES

# 520 W. INTERSTATE ROAD

Addison, IL 60101

[Property Website](#)

## FLOOR PLAN



**Justin Lerner, SIOR**  
*Executive Vice President*  
847.588.5665  
justin.lerner@transwestern.com

**Joe Karmin, SIOR**  
*Executive Vice President*  
847.588.5670  
joe.karmin@transwestern.com

**Ross Lehrman**  
*Senior Vice President*  
847.588.5671  
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.



**±20,000 SF  
INDUSTRIAL  
BUILDING  
FOR SALE**

Heavy Power  
Great for  
Manufacturing

Fenced-in Yard/  
Outdoor Storage  
Potential

Corner Facility  
with Great  
Loading Access



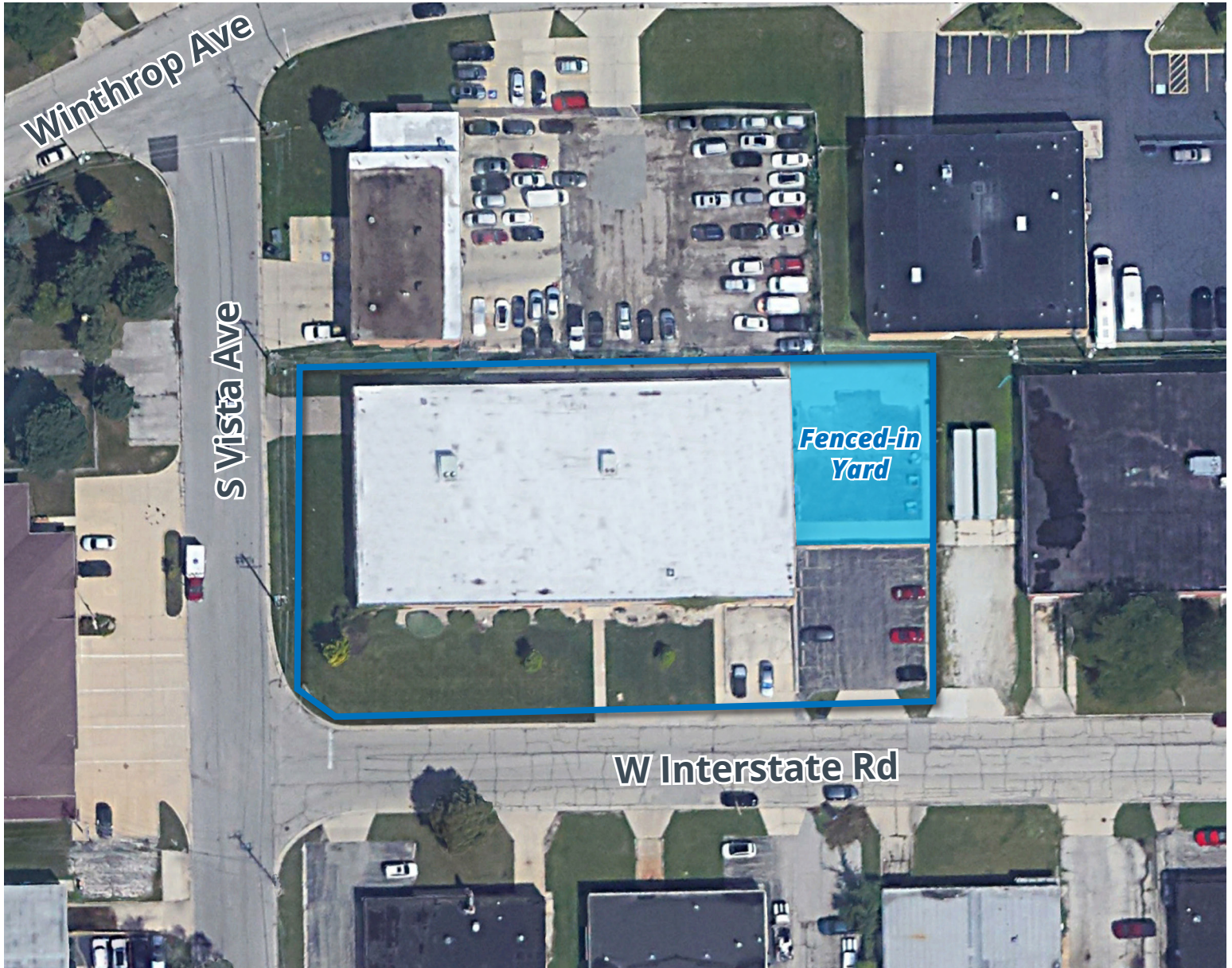
**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 520 W. INTERSTATE ROAD

Addison, IL 60101  
[Property Website](#)

## PROPERTY AERIAL



**Justin Lerner, SIOR**  
*Executive Vice President*  
847.588.5665  
[justin.lerner@transwestern.com](mailto:justin.lerner@transwestern.com)

**Joe Karmin, SIOR**  
*Executive Vice President*  
847.588.5670  
[joe.karmin@transwestern.com](mailto:joe.karmin@transwestern.com)

**Ross Lehrman**  
*Senior Vice President*  
847.588.5671  
[ross.lehrman@transwestern.com](mailto:ross.lehrman@transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.