

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

±14,000 SF

Fully Air-
Conditioned
Warehouse

Great Loading
and Abundant
Power



TRANSWESTERN

REAL ESTATE
SERVICES

50 W. LAURA DRIVE

Addison, IL 60101

[Property Website](#)

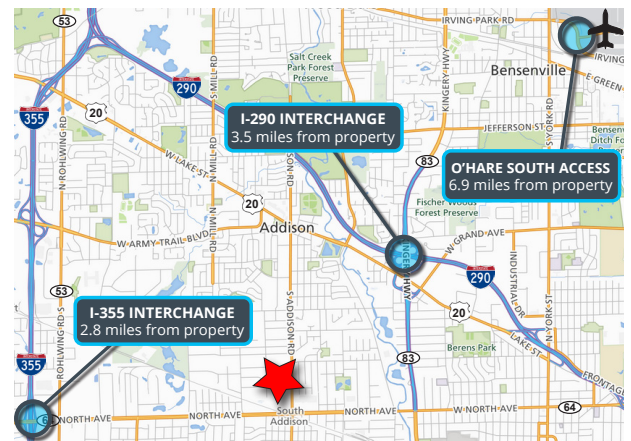


Specifications

- Building Size: ±14,000 SF
- Land Area: ±0.68 AC
- Office Size: ±2,800 SF
- Ceiling Height: 16' Clear
- Loading: 2 Docks / 1 DID
- Power: 800A (To be confirmed)
- Parking: ±16 Cars
- Sprinklers: Yes
- Year Built: 1970
- Construction: Masonry
- RE Taxes: \$1.75 PSF (2022)
- **Lease Rate: \$11.95 PSF MG**
- **Sale Price: \$2,000,000**

Highlights

- Hard-to-find standalone facility in DuPage County
- Warehouse is fully air-conditioned
- Great loading
- Abundant power
- Immediate access to I-355 via North Ave (Route 64)



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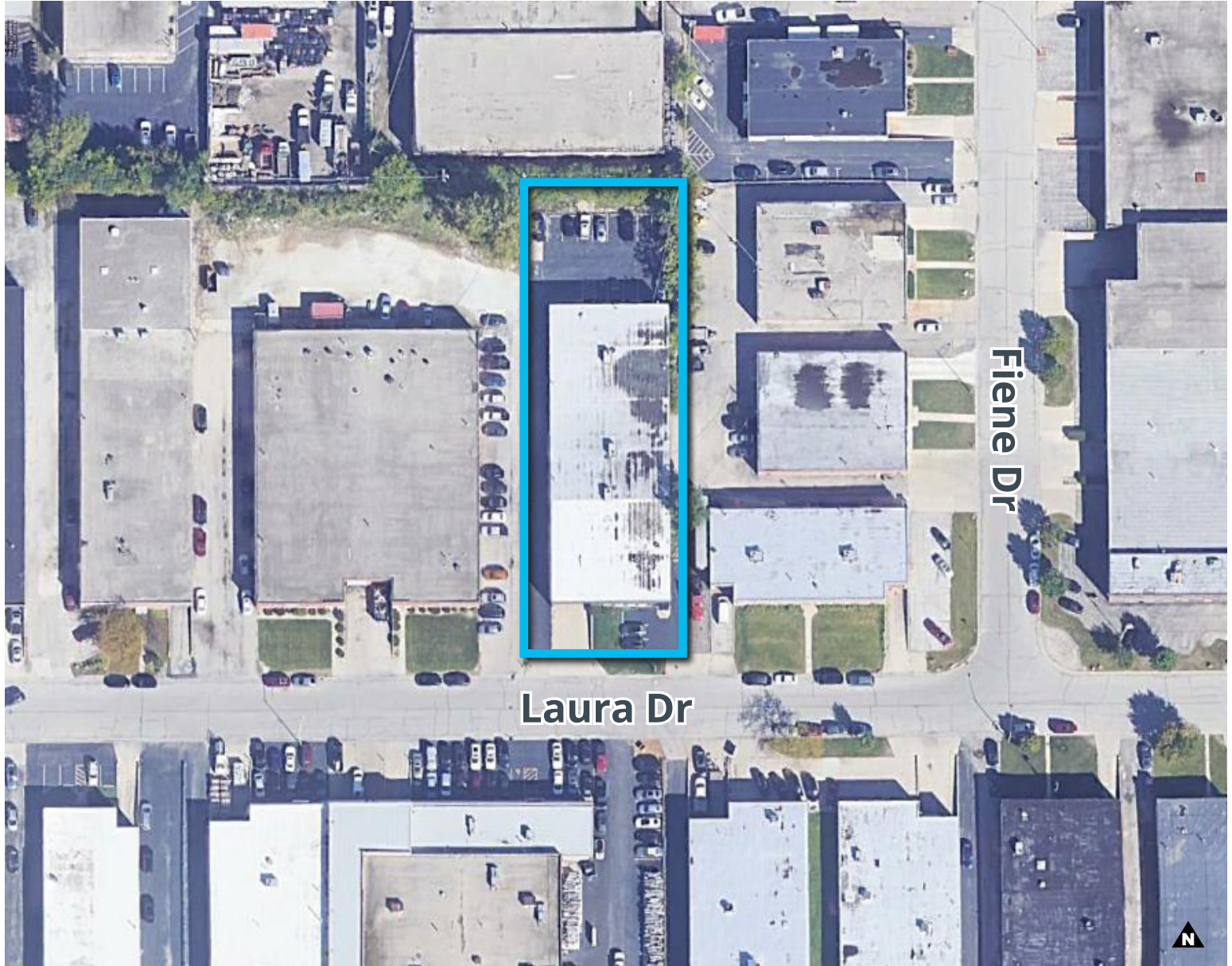
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AERIAL VIEW



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