

FOR LEASE OR SALE

38,050 SF



ADDISON, IL

502 VISTA AVENUE

LEASE RATE
Subject To Offer

COMMENTS

- Free-Standing, Single-Tenant Manufacturing Building
- Immediate Access to I-290, I-355, and IL-64
- Heavy Power
- Low, Stable DuPage County Real Estate Taxes
- \$1.75/SF Opex + RET
- Fully Air-Conditioned
- Proximate to O'Hare Airport
- Dynamic Office Layout
- Professionally Owned and Managed

BUILDING DETAILS

Building Size	38,050 SF
Office Size	3,673 SF
Clear Height	14'
Loading	2 Interior Loading Docks 1 Exterior Loading Dock 1 Drive-in Door
Parking Ratio	41 Stalls
Power	2,500-Amp, 277/480-Volt
Sprinkler	Wet Sprinkler System

Brokered by:

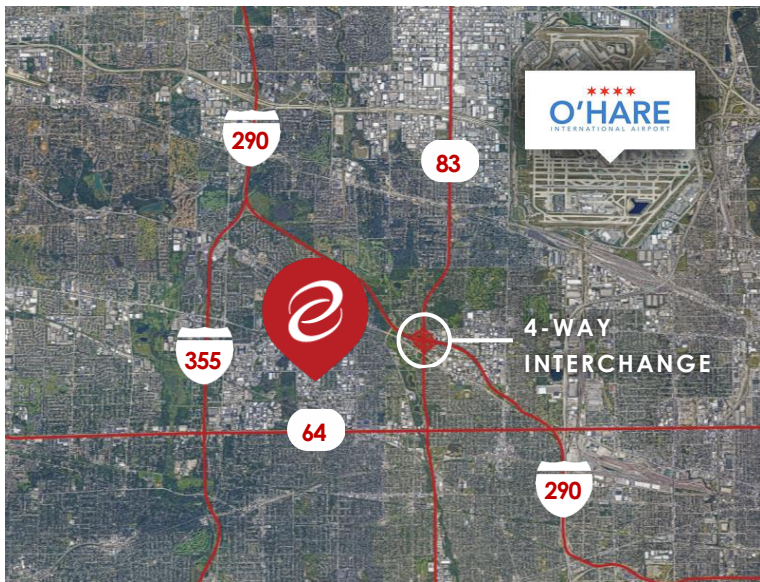
 **TRANSWESTERN** REAL ESTATE SERVICES

Owned & Managed by:

 **VentureOne**

FOR LEASE OR SALE

38,050 SF



JUSTIN LERNER, SIOR

Transwestern
Justin.Lerner@Transwestern.com
847-858-5303

JOE KARMIN, SIOR

Transwestern
Joe.Karmin@Transwestern.com
847-287-4567

ROSS LEHRMAN

Transwestern
Ross.Lehrman@Transwestern.com
847-946-4602

MATT KNOFF

Venture One Real Estate
MattK@VentureOneRe.com
612-462-4859

