

9128 Belmont Avenue, Franklin Park, IL 60131

+/-25,000sf Bldg on +/-1.16 Acres



OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	1.16 Acres
Year Built:	1960
Building Size:	25,000
Renovated:	2021
Zoning:	I-1
Market:	Chicago MSA
Submarket:	Franklin Park
Price / SF:	\$90.00

PROPERTY OVERVIEW

This approximately 25,000-square-foot industrial building sits on a generous 1.16-acre lot and offers a highly functional layout well suited for a variety of warehouse, distribution, light manufacturing, or service-oriented users. The building is comprised of roughly 22,300 square feet of warehouse space complemented by approximately 2,700 square feet of finished front office area, providing a balanced mix of operational and administrative space. Building recently had a new sprinkler system installed. The warehouse features ceiling heights ranging from approximately 12 to 15 feet, allowing for efficient racking, storage, and workflow flexibility. A wide loading dock enhances shipping and receiving efficiency, while two overhead doors provide convenient access for deliveries, equipment movement, and daily operations. The warehouse configuration supports streamlined logistics and adaptable production layouts. Situated on a 1.16-acre parcel, the site offers ample room for parking, truck maneuvering, and potential outdoor storage. Overall, this property presents a well-balanced industrial facility.

for more information

Neil Haleem

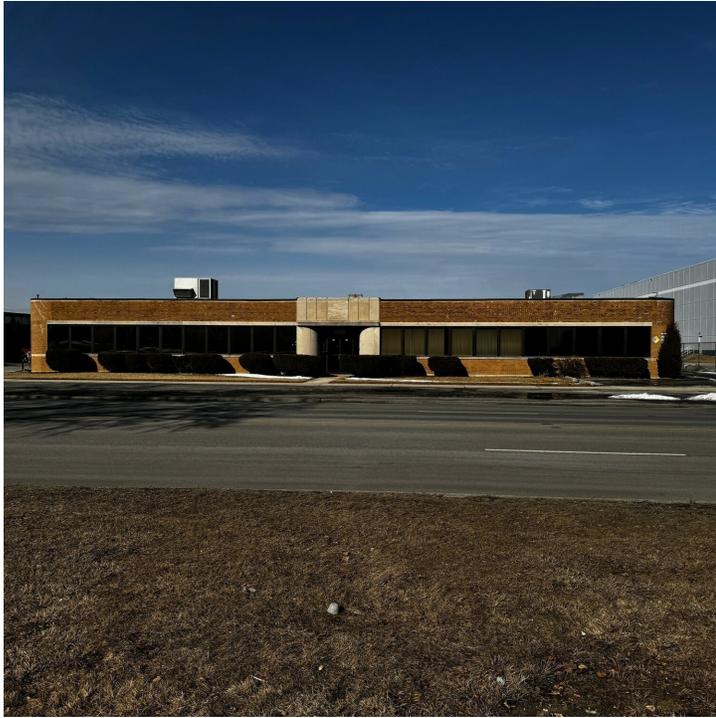
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LOCATION DESCRIPTION

The industrial corridor around Belmont Avenue in Franklin Park is part of a larger manufacturing and logistics district that makes up much of the village's industrial land base. A significant portion of this corridor is made up of manufacturing, warehousing, distribution, and related uses. Roughly 5 miles to O'Hare International Airport, positioning the corridor within the airport's broader logistics ecosystem.

Expressways: The corridor offers excellent connectivity to the interstate system:

I-294 (Tri-State Tollway) is minutes away, providing north-south freight and commuter routing.

I-90/94 (Kennedy/Edens) and I-290 (Eisenhower) are also easily accessible via nearby arterials.

Belmont Avenue itself is a key east-west route through Franklin Park's industrial zone, connecting to major north-south arterials such as Mannheim Road and Wolf Road.

The corridor's proximity to major rail yards and terminals (e.g., Bensenville Freight Yard) enhances its role as a multimodal logistics hub, though rail crossings and freight movements can occasionally conflict with local street traffic flow.

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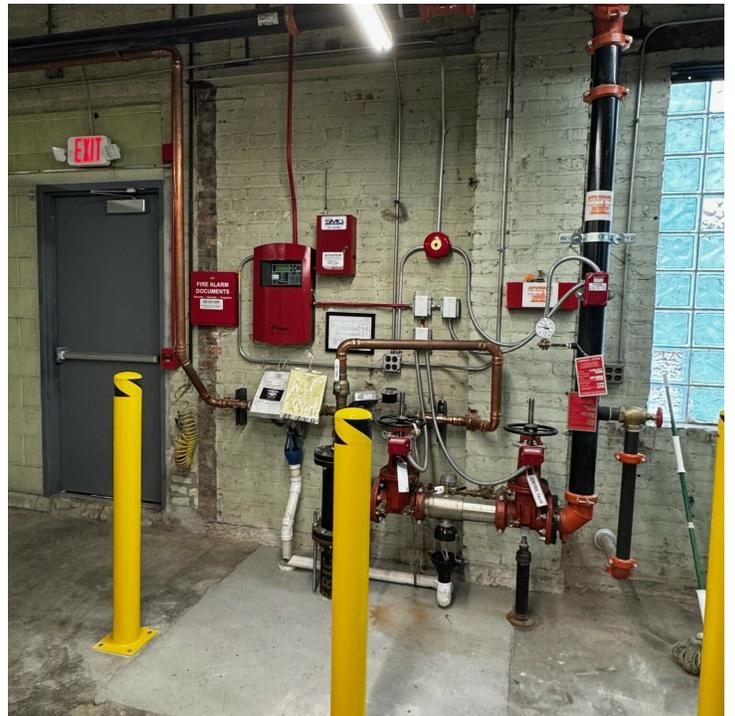
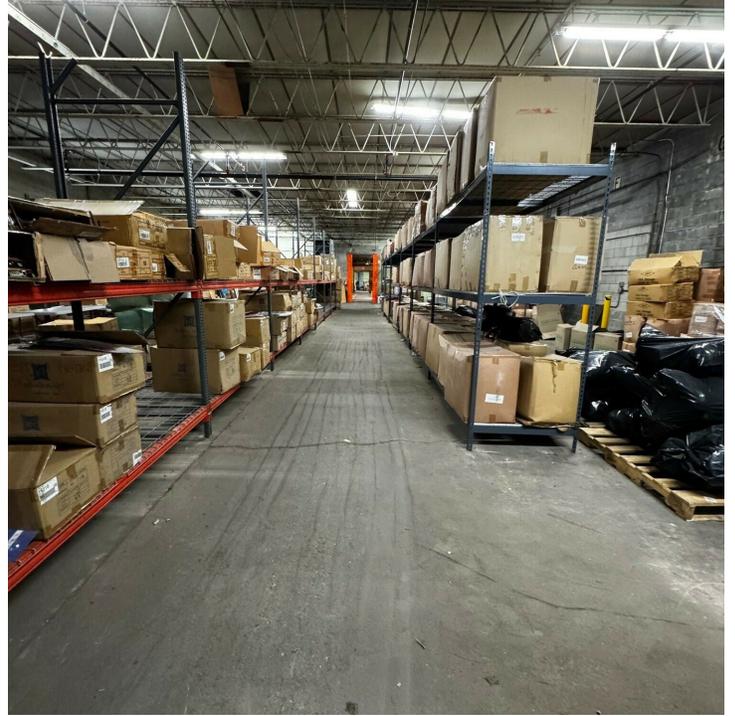
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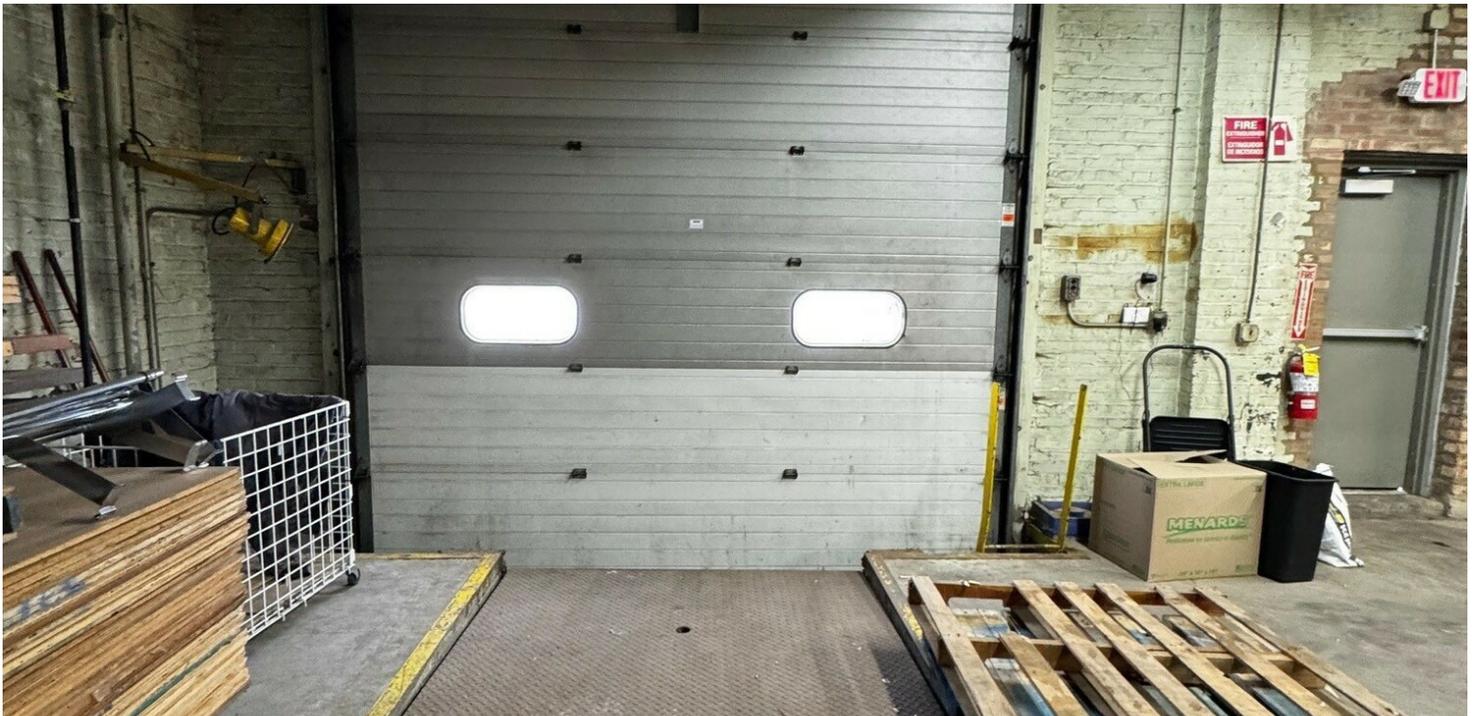
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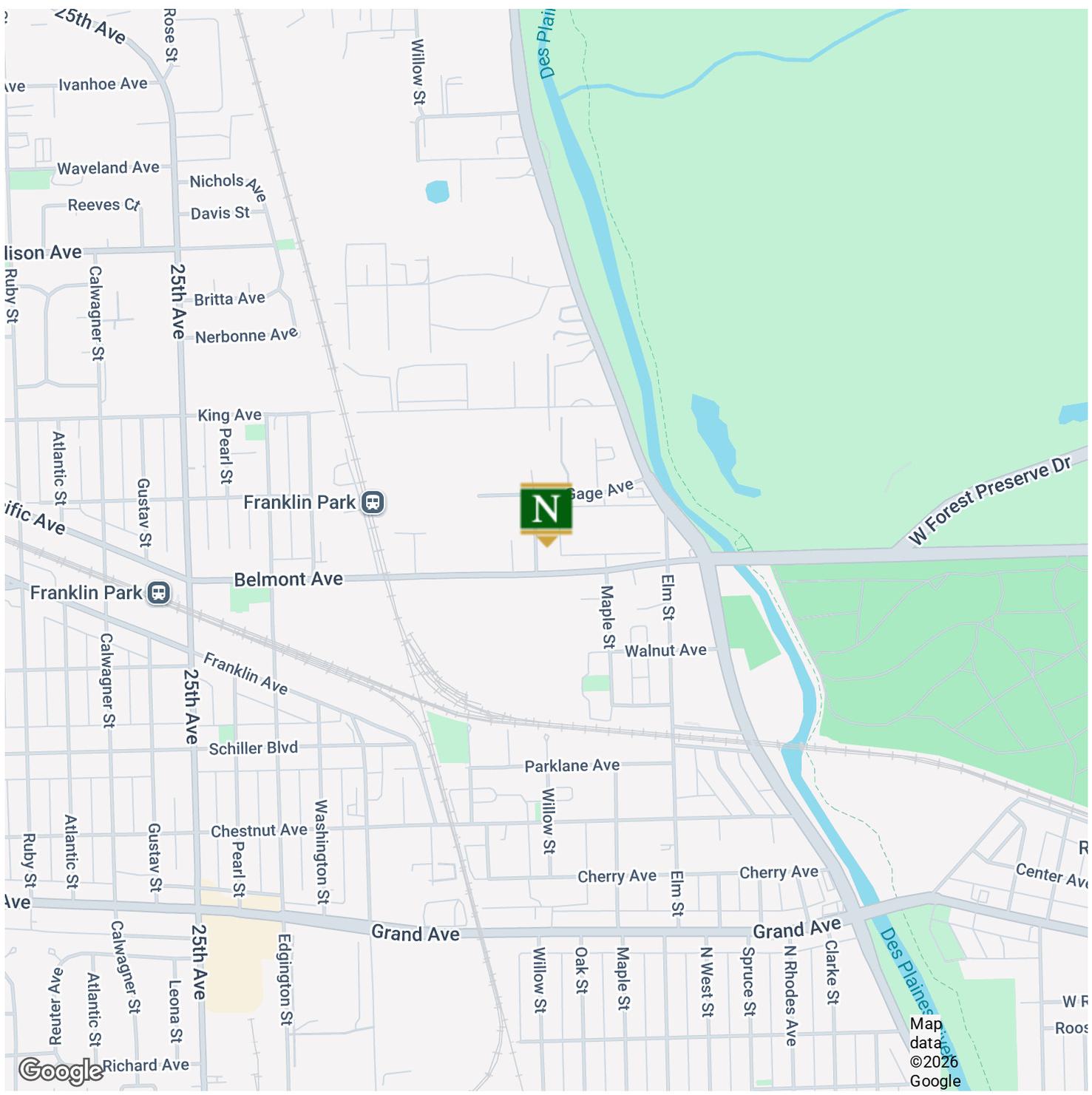
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NETWORK
Commercial Real Estate, LLC

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Industrial Property For Sale | February 27, 2026

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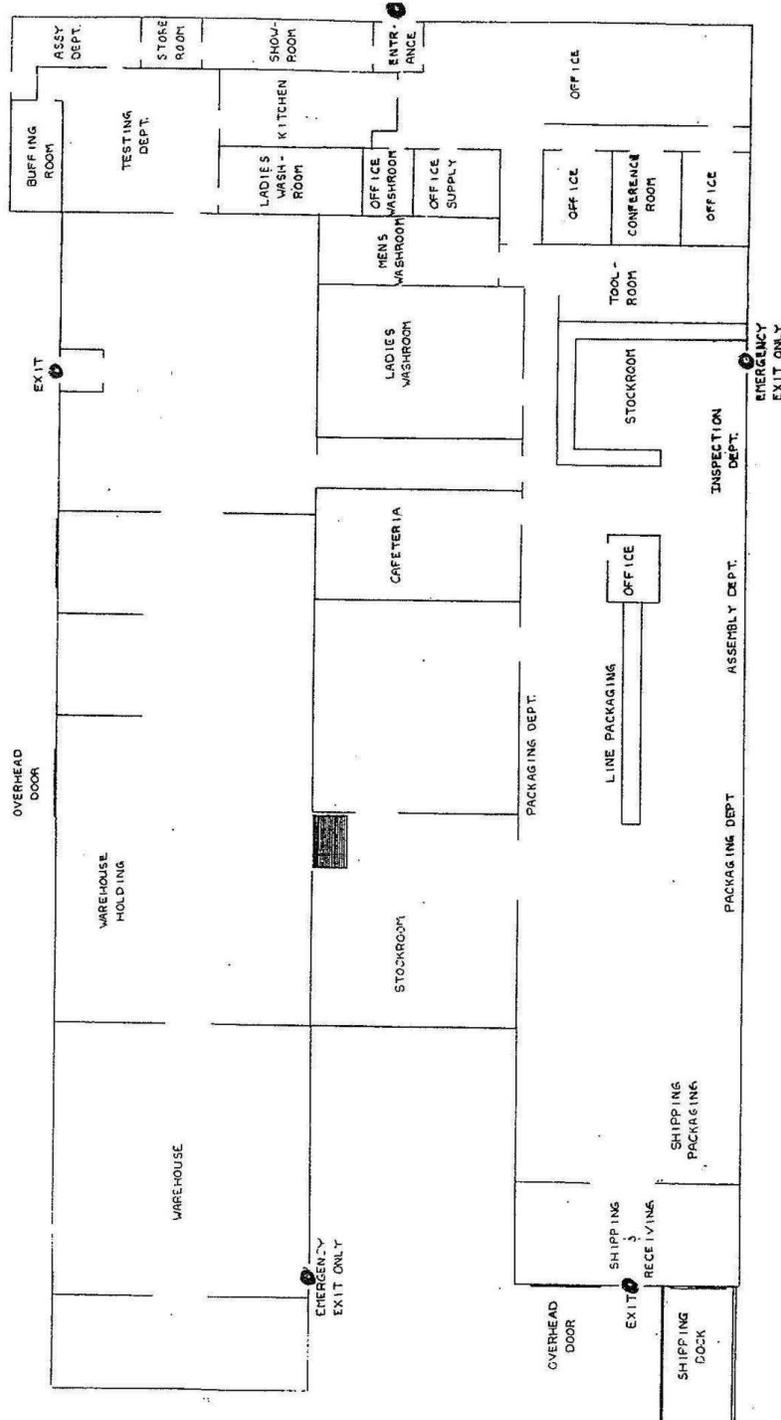
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9128 WEST BELMONT AVE.
FRANKLIN PARK, IL 60131



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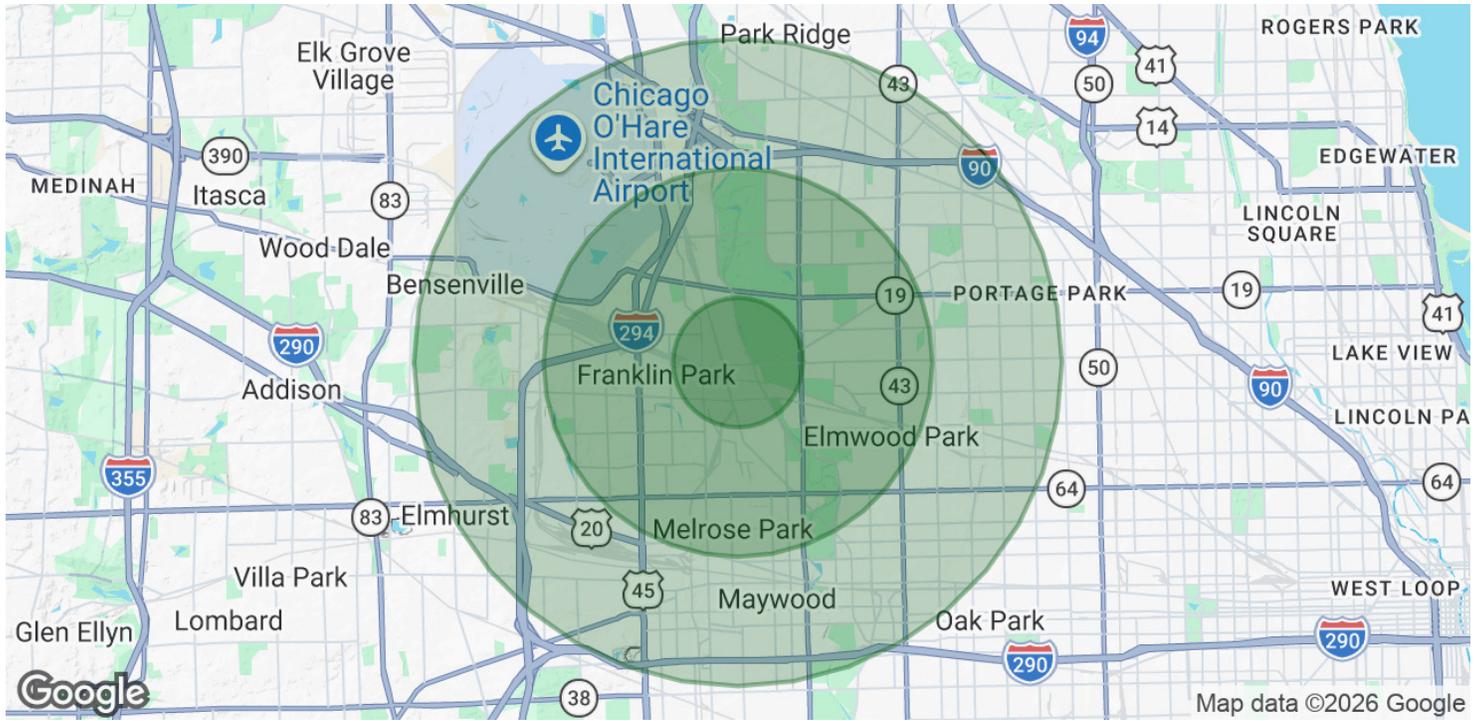
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,663	164,503	441,614
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,319	60,478	163,181
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$96,011	\$98,189	\$110,612
Average House Value	\$286,826	\$331,088	\$373,950

Demographics data derived from AlphaMap

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