

FULLY LEASED BUILDING AVAILABLE FOR SALE

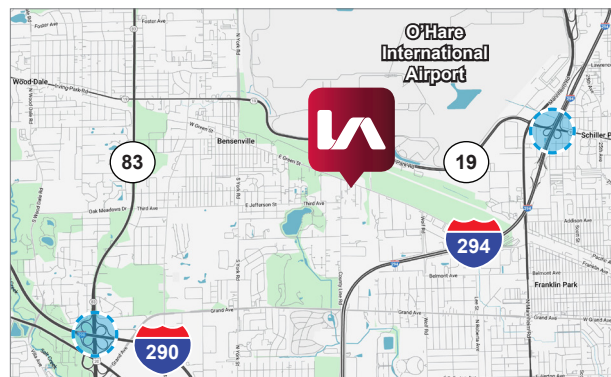
1060-1078 E. GREEN STREET

FRANKLIN PARK, IL 60131



BUILDING SPECIFICATIONS:

TOTAL BUILDING SIZE:	±11,500 SF
OFFICE:	±2,500 SF
YARD SPACE:	±19,000 SF
CLEAR HEIGHT:	10'
LOADING:	4 drive-in doors (10' x 10') Each unit has their own drive-in door
POWER:	TBD
TAXES:	\$43,730 or \$3.36 PSF (2023 payable 2024)
SALE PRICE:	\$1,500,000
COMMENTS:	› Future I-490 interchange 1 block from site › Fully leased investment sale › Easy access to area expressways via Irving Park Rd. (Route 19) and I-294 › Great contractor / landscaper yard with secured outdoor storage



Jeff Provenza

Principal

jprovenza@lee-associates.com

C 630.747.6350

Sam Lepore

Vice President

slapore@lee-associates.com

C 708.205.4669

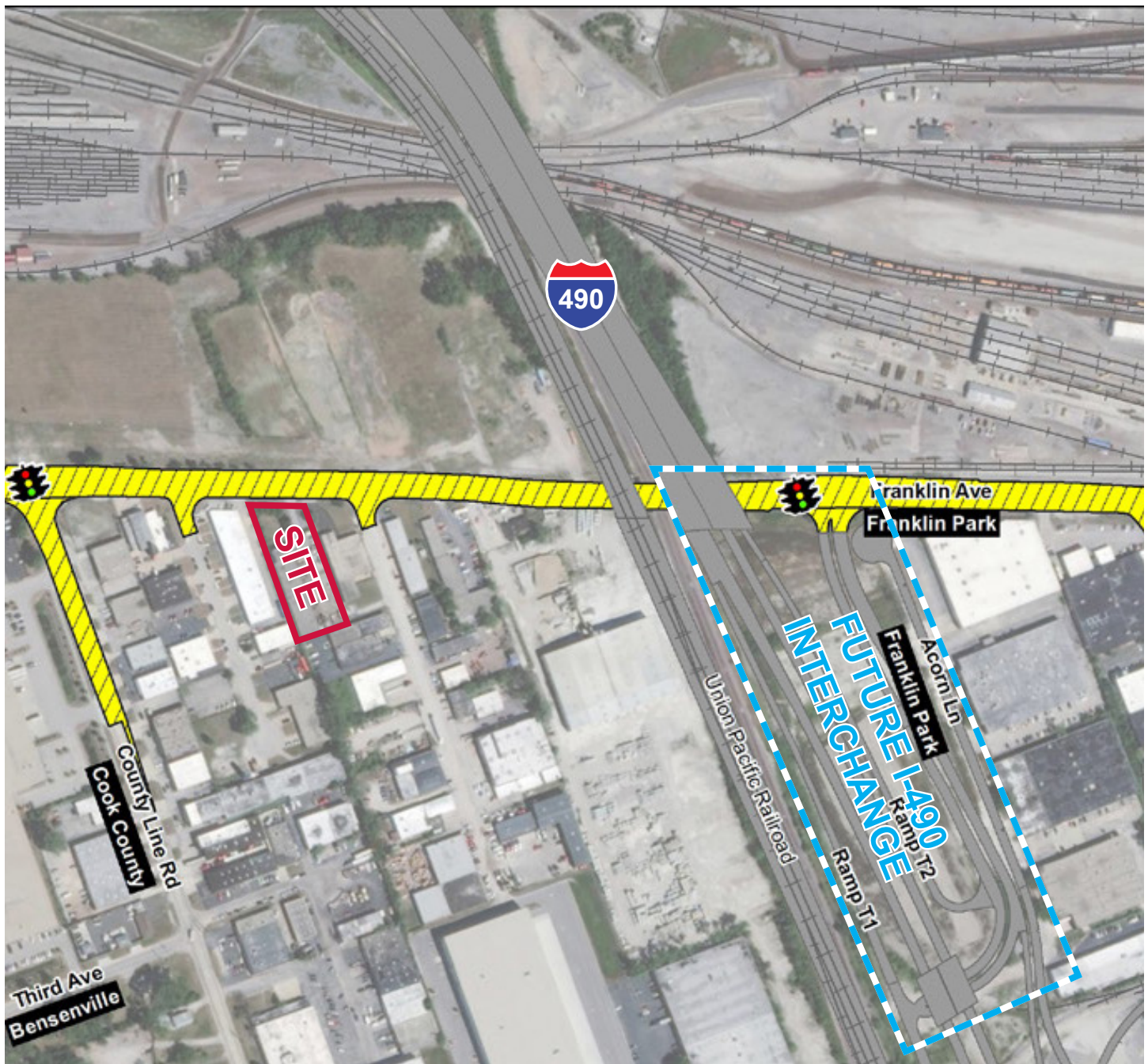
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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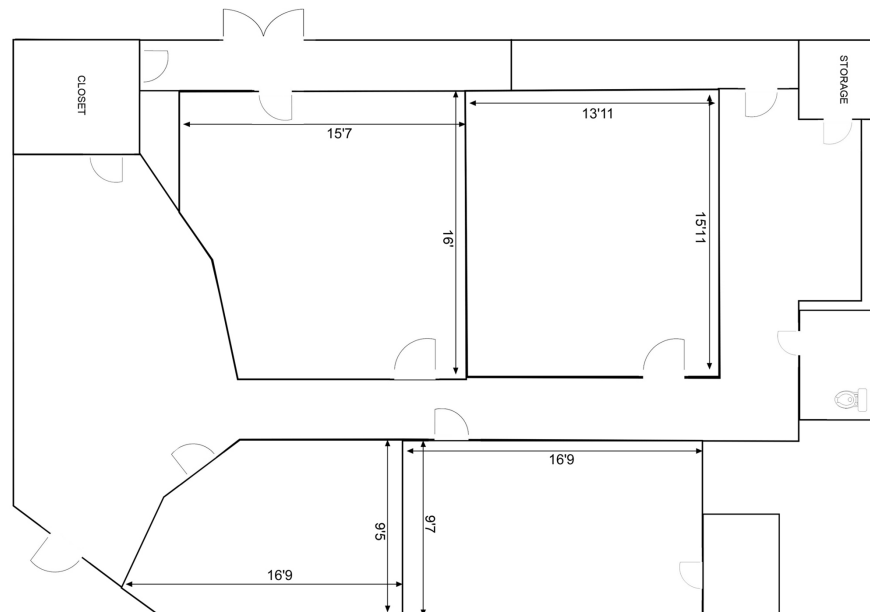
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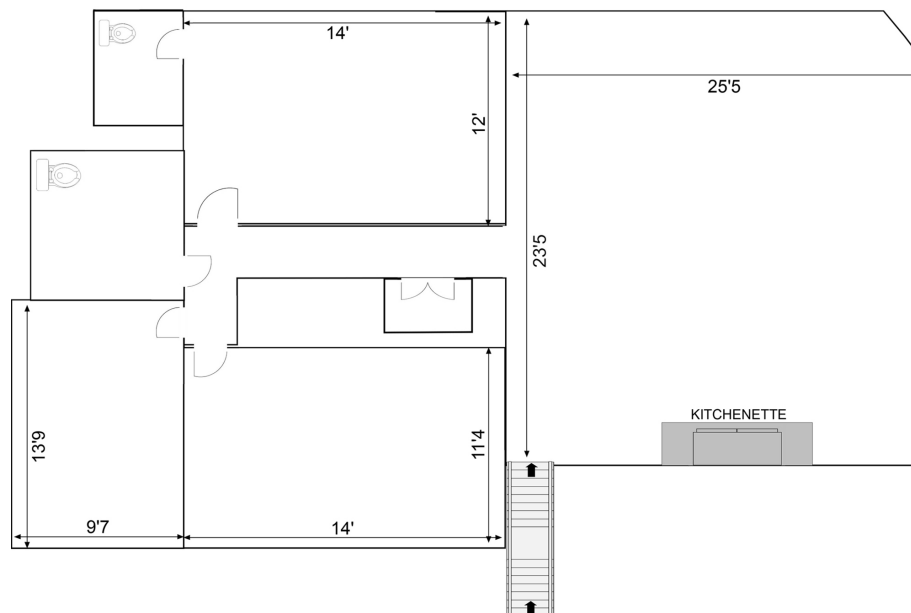
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1ST FLOOR OFFICE



2ND FLOOR OFFICE



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