

PRICE REDUCTION!

Colliers



FOR SALE

115 N. Prospect Ave.  
Itasca, IL

- **Building Size: 7,000 SF**
- Office: 1,400 SF
- Site: 0.35 Acre
- Power: 400 Amps
- Ceiling Height: 20' Clear
- Car Parking: 16 spaces
- Loading: 1 Exterior Dock, 2 Drive in Doors
- Year Built 1978
- Asking Price: **\$1,095,000**
- Epoxy Flooring in Warehouse
- Air-Conditioned Warehouse
- Retail Exposure (10,000 Vehicles/Day on Prospect Ave)
- Close Proximity to Elgin-O'Hare Expressway, I-355

Available:

7,000 SF

CONTACT US

**John D'Orazio**

+1 847 384 2823

john.doraz@colliers.com

**Jonathan Kohn**

+1 847 698 8279

jonathan.kohn@colliers.com

**Tommy Karnig**

+1 224 306 7699

tommy.karnig@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

**Colliers**

6250 N. River Rd. | Suite 11-100

Rosemont, IL 60018

+1 847 698 8444

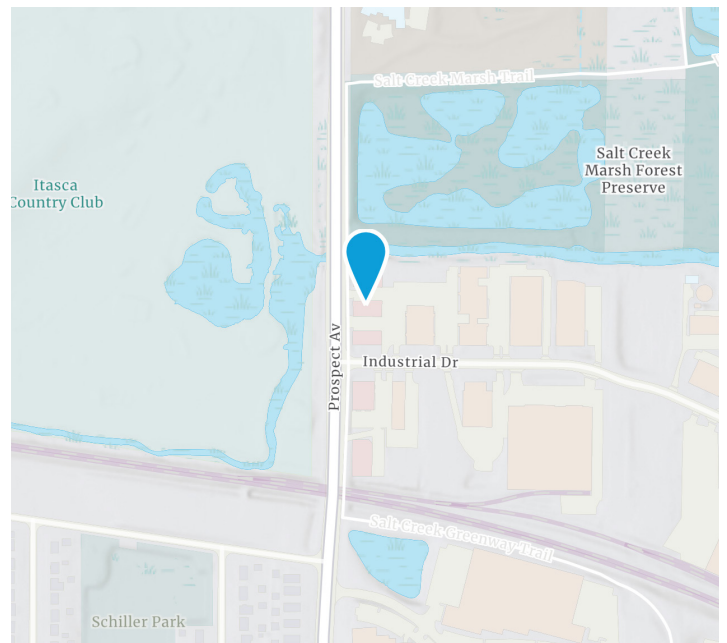
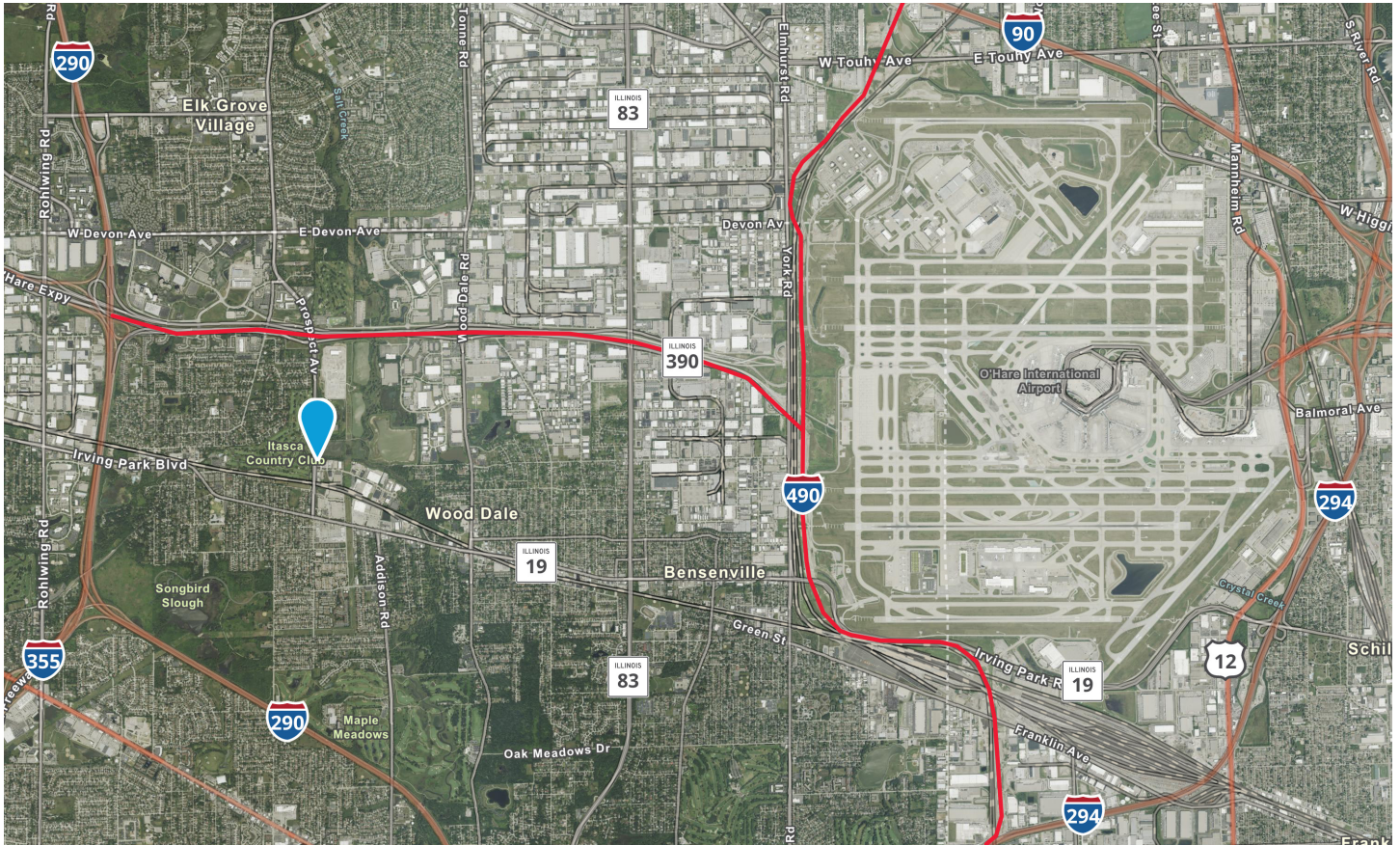
www.colliers.com/chicago



**FOR SALE**

115 N. Prospect Ave., Itasca, IL

**AERIAL/MAP**



**CONTACT US**

**John D'Orazio**  
+1 847 384 2823  
[john.doraz@colliers.com](mailto:john.doraz@colliers.com)

**Jonathan Kohn**  
+1 847 698 8279  
[jonathan.kohn@colliers.com](mailto:jonathan.kohn@colliers.com)

**Tommy Karnig**  
+1 224 306 7699  
[tommy.karnig@colliers.com](mailto:tommy.karnig@colliers.com)

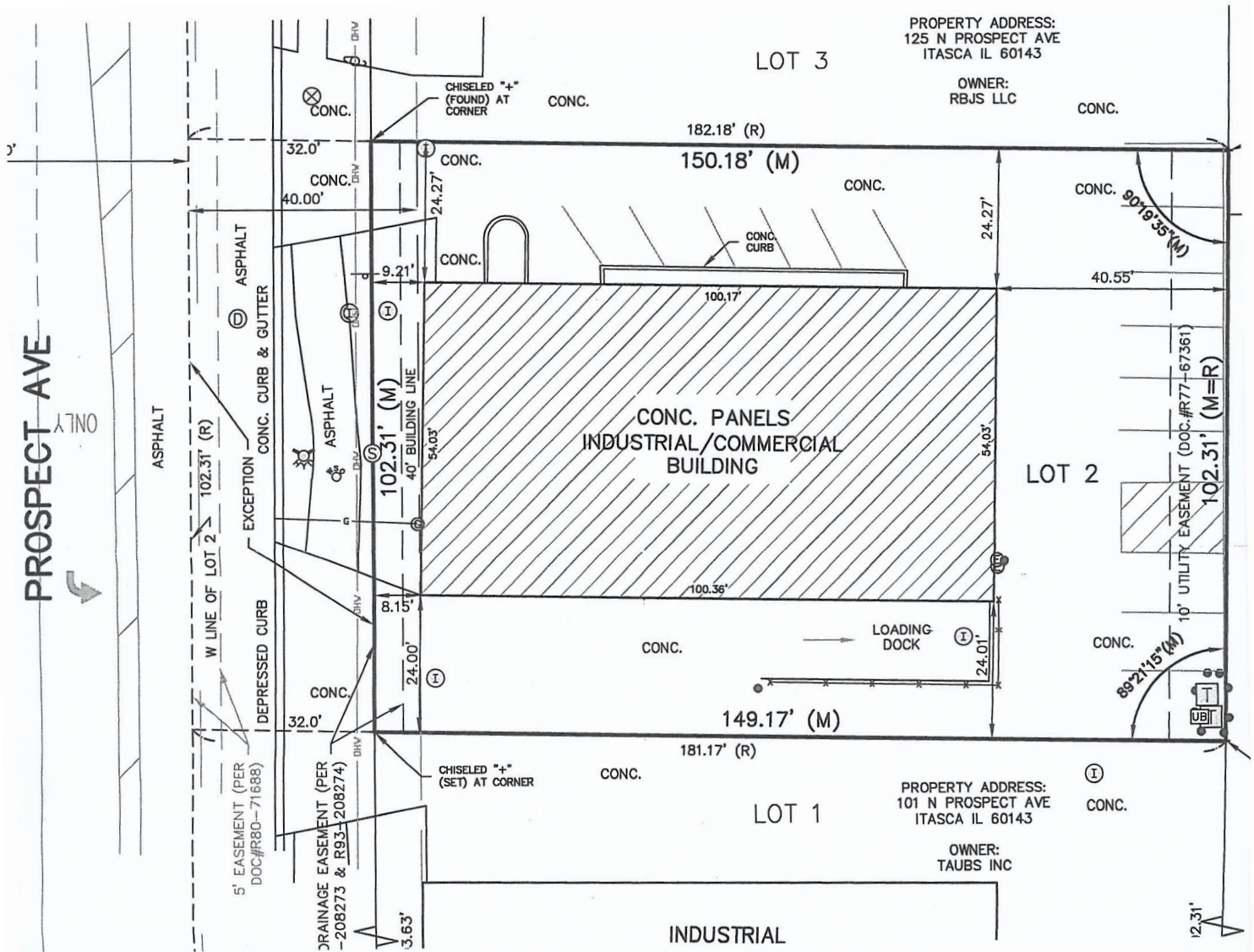




FOR SALE

115 N. Prospect Ave., Itasca, IL

SITE PLAN



CONTACT US

**John D'Orazio**  
+1 847 384 2823  
john.doraz@colliers.com

**Jonathan Kohn**  
+1 847 698 8279  
jonathan.kohn@colliers.com

**Tommy Karnig**  
+1 224 306 7699  
tommy.karnig@colliers.com

