

2000 N Mannheim

Melrose Park, IL 60160

INDUSTRIAL - WAREHOUSE/DISTRIBUTION FOR SALE



john
greene
COMMERCIAL

2000 N Mannheim | Melrose Park, IL 60160

PROPERTY DETAILS

john green Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



PARCEL DETAILS

PARCEL	PIN	AC
1	12-32-401-019	0.12
2	12-32-401-067	2.19
3	12-32-401-043	0.69
4	12-32-401-044	1.61
5	12-32-403-011	0.34
TOTAL:		4.95 AC

OFFERING SUMMARY

Sale Price:	
Building Size:	65,000± SF
Office Size:	3,000± SF
Lot Size:	4.95± AC total
Clear Height:	14-18 ft
Year Built:	1960
County:	Cook
Zoning:	Industrial
Taxes:	\$271,021

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

Cory Ramey

coryramey@johngreenecommercial.com

773.882.0677

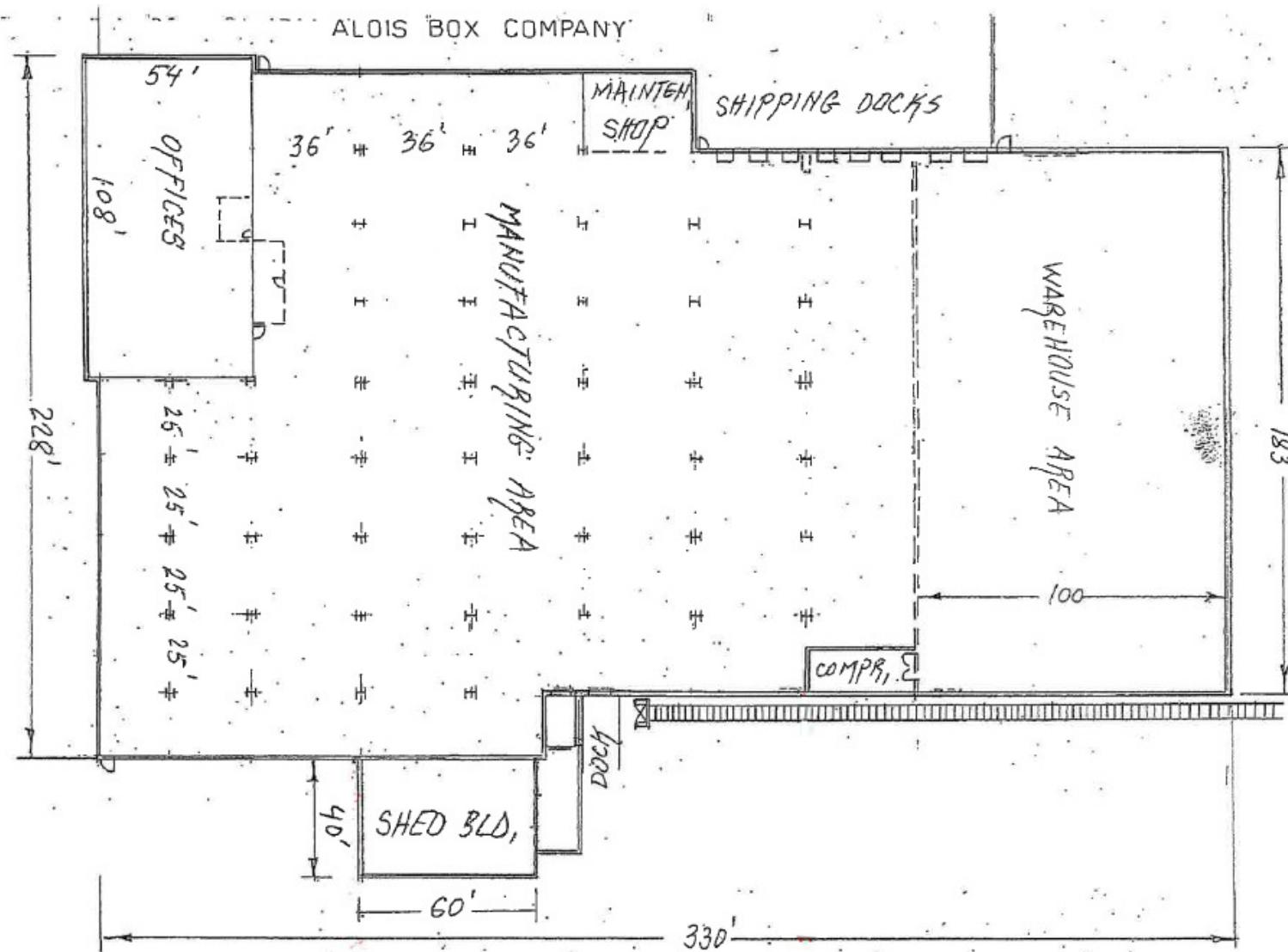
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FLOOR PLAN

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LOCAL TRAVEL DISTANCES

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NEARBY INDUSTRIAL USERS

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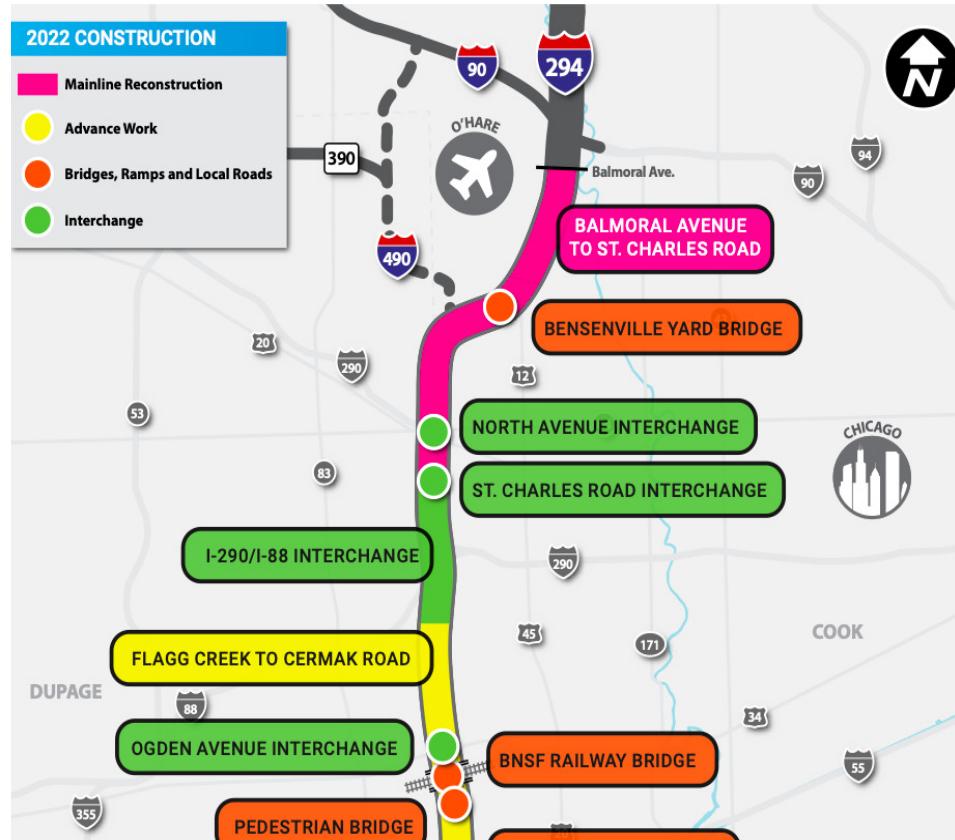
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CENTRAL TRI-STATE TOLLWAY EXPANSION

The Central Tri-State Tollway (I-294) is being reconstructed and widened from Balmoral Avenue to 95th Street to provide congestion relief, reconstruct old infrastructure to meet current and future transportation demand and address regional needs.

The project is scheduled from 2018 through 2026. This 22-mile corridor serves more than 300,000 vehicles daily. The \$4 billion project is scheduled from 2018 through 2026. The Central Tri-State Tollway is being reconstructed to increase capacity, reduce congestion and improve travel reliability. This work is part of the Tollway's 15-year, \$14 billion capital program. More than 220,000 vehicles use this portion of the Tri-State Tollway daily.

Additional information can be found here: <https://www.illinoistollway.com/projects/tri-state/central-tri-state-reconstruction>

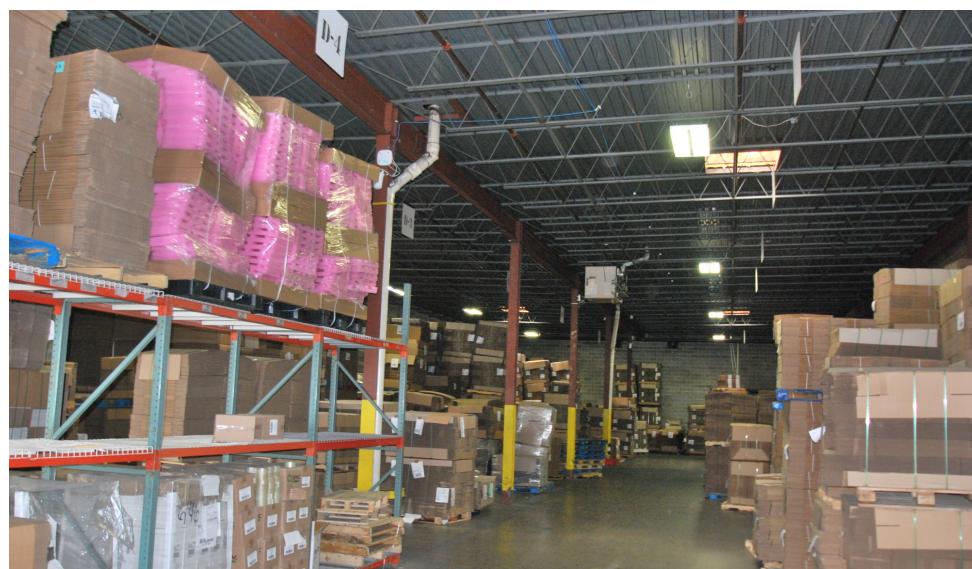
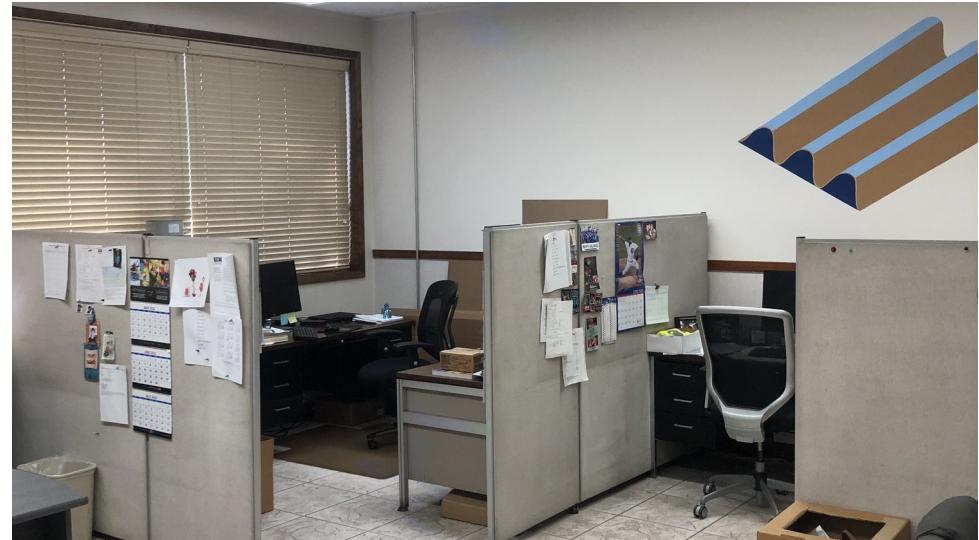
EXPANSION HIGHLIGHTS

- Will increase capacity
- Will reduce congestion
- Improve travel reliability
- Part of the Tollway's 15-year, \$14 billion capital program, Move Illinois: The Illinois Tollway Driving the Future
- More than 220,000 vehicles use this portion of the Tollway each day

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PROPERTY PHOTOS

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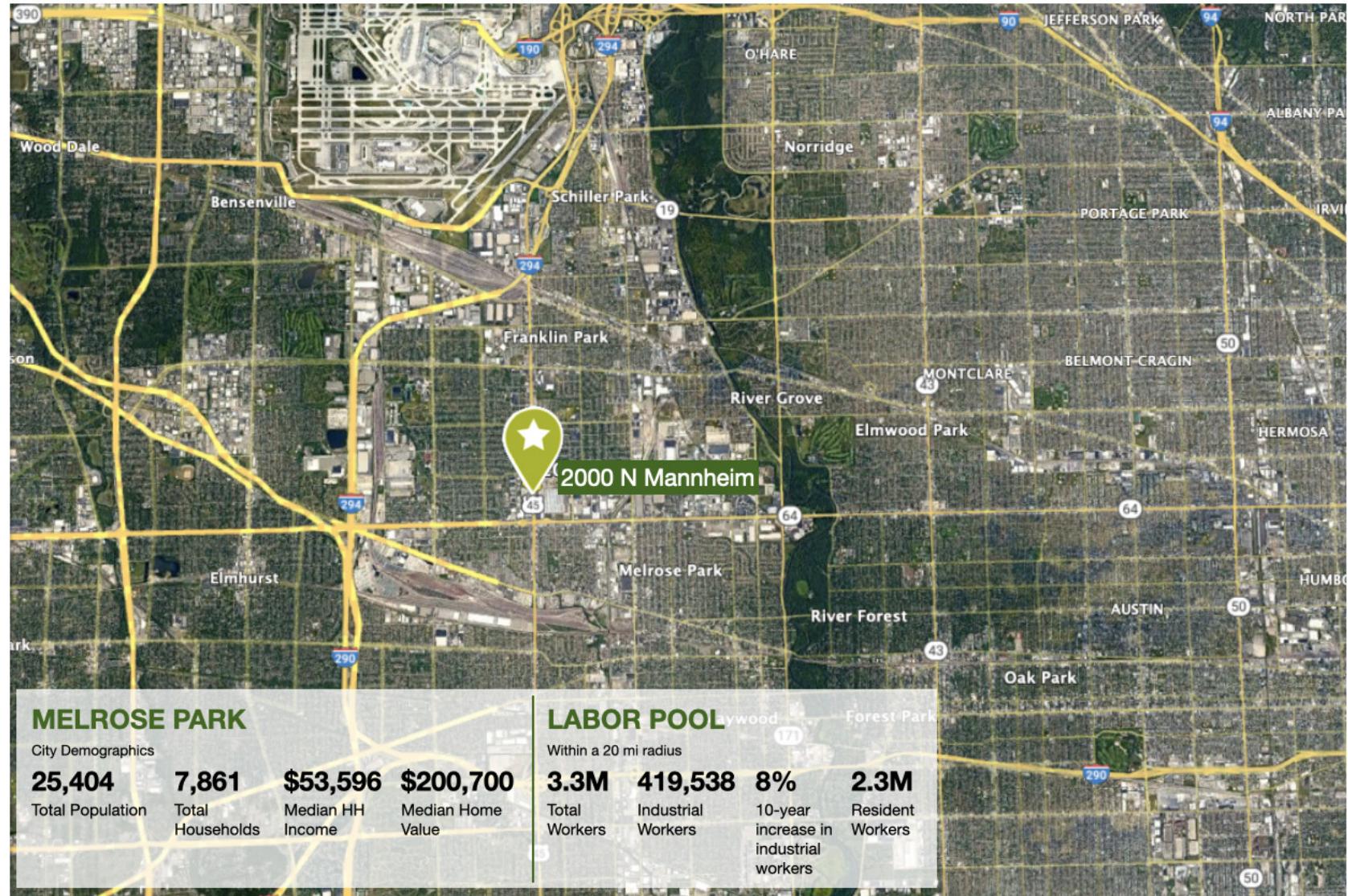
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DEMOGRAPHICS

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