



INDUSTRIAL / MANUFACTURING | FOR SALE OR LEASE

1740 INTERNATIONALE PARKWAY

Woodridge, IL 60517

±43,910 SF

±5.227 ACRES · SECURED YARD

24' CLEAR HEIGHT

3 DOCKS · 3 DRIVE-INS

POTENTIAL FOR OUTSIDE
STORAGE OR BUILDING
EXPANSION

FOR MORE INFORMATION

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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

Lee & Associates of Illinois
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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

THE PROPERTY

PROPERTY HIGHLIGHTS

- ±43,910 SF single-tenant manufacturing / warehouse building on ±5.227 acres
- 24' clear height with a 3-ton crane bay, mechanics bay and triple catch drains
- Loading: 3 exterior docks and 3 drive-in doors; 11 trailer / service positions
- Power: two 800-amp, 480-volt, 3-phase services with room to expand
- 7,110 SF (16.2%) of finished, partially air-conditioned office space
- Precast concrete construction (2002); ESFR sprinkler system throughout
- Outside storage potential
- Building expansion potential
- Approved site plan for a 32,600 SF building expansion; minutes to I-55 and I-355 in DuPage County

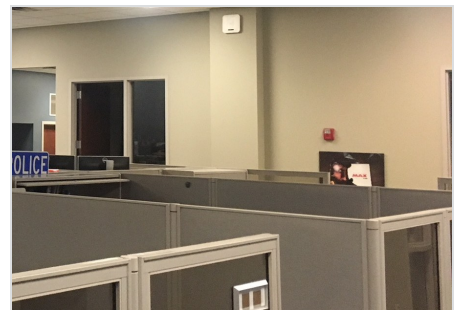
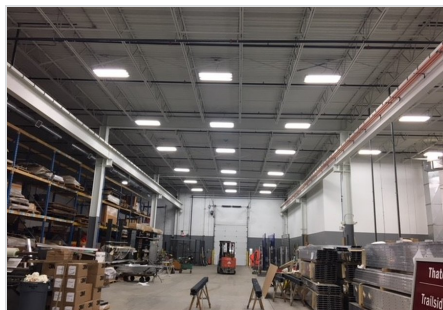
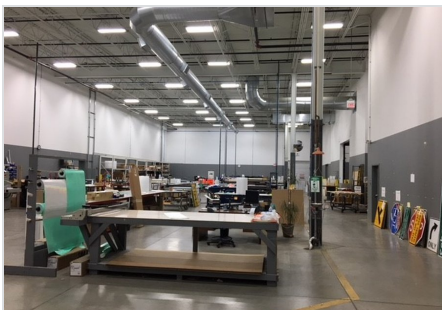
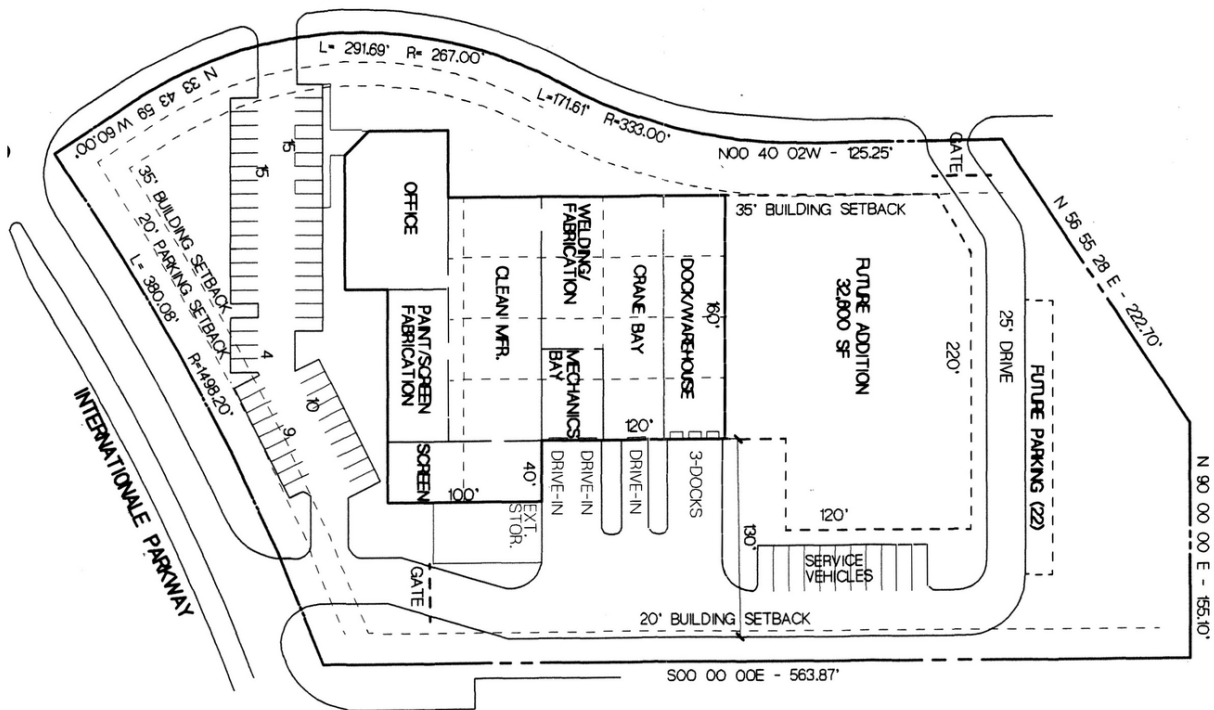


SPECIFICATIONS

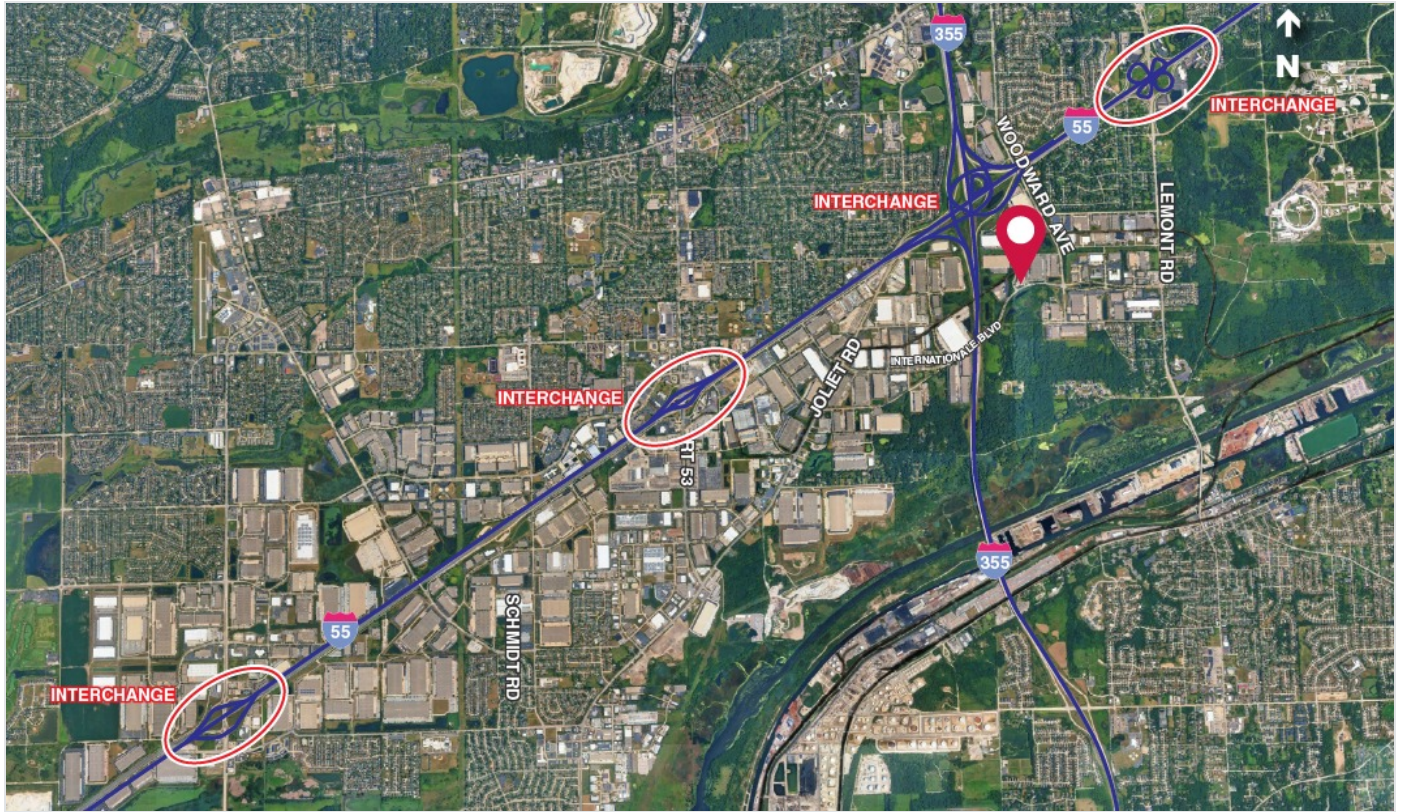
BUILDING SIZE	± 43,910 SF
LAND AREA	± 5.227 Acres
OFFICE	7,110 SF (16.2%)
CLEAR HEIGHT	24'
CONSTRUCTION	Precast Concrete
YEAR BUILT	2002
TAXES	\$2.60 Per SF
C.A.M.	Tenant to Self Maintain

LOADING	3 Exterior Docks · 3 Drive-In Doors
POWER	Two 800-Amp Services @ 480V, 3-Phase
HVAC	Partially Air-Conditioned Warehouse
SPRINKLER	ESFR
PARKING	53 Auto (Expandable) · 11 Trailer / Service
ZONING	M-1 Light Manufacturing — Woodridge
SALE PRICE	Subject to Offer
ASKING RATE	\$12.50 PSF NNN

THE BUILDING



THE LOCATION



DRIVE DISTANCES

2.3

Miles

I-55 / LEMONT RD

3.6

Miles

I-55 / I-355

9.8

Miles

I-55 / I-294

23

Miles

I-55 / I-80

162,376

5-Mi Pop.

LABOR POOL

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