

2415

BRAGA DR, BROADVIEW, IL 60155

FOR SALE

Functional Mid-Size
Industrial Building in
Move-In-Ready Condition



AN EXCEPTIONAL INDUSTRIAL
OPPORTUNITY IN BROADVIEW

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bespoke
commercial real estate



EXECUTIVE SUMMARY

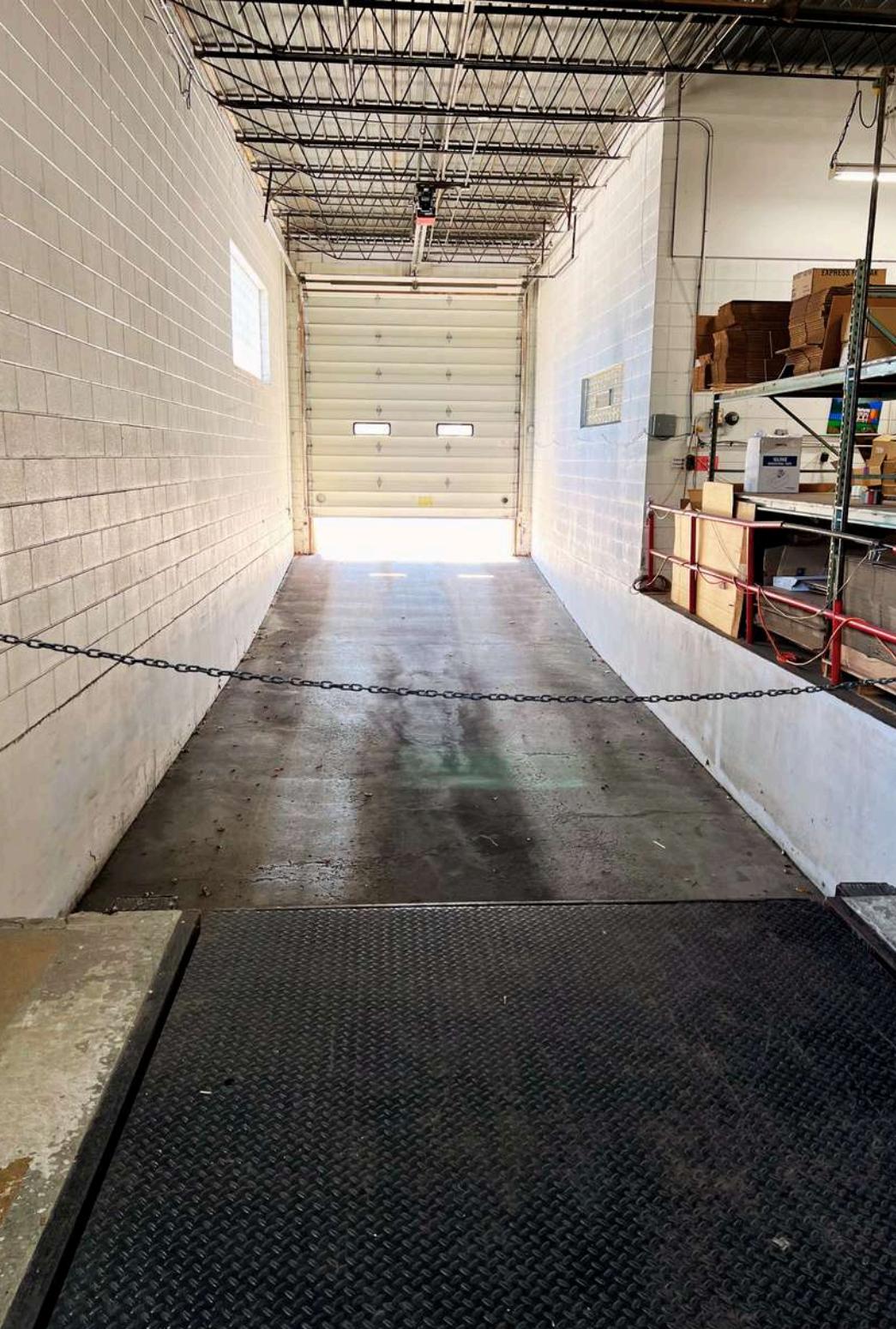
2415 Braga Drive is a well-maintained $\pm 16,375$ square foot industrial facility situated on a $\pm 30,888$ square foot site within Broadview's established industrial corridor. The property features a highly functional layout with two interior dock-high loading doors, one drive-in door, 14-foot clear height, and a well-appointed office component totaling approximately $\pm 2,000$ square feet.

The building has been thoughtfully upgraded and consistently maintained, resulting in excellent, move-in-ready condition. Improvements include a modified bitumen roof, updated windows, mechanical enhancements, a wet sprinkler system, and an improved surface lot providing ample on-site parking. The installation of 18 solar panels supports long-term operational efficiency and reduced utility costs.

With its strategic location near major highway access, 2415 Braga Drive presents an attractive opportunity for users seeking a turnkey, well-maintained industrial facility in a supply-constrained submarket.

PROPERTY

OVERVIEW



Asking Price
SUBJECT TO OFFER

Address
**2415 BRAGA DRIVE,
BROADVIEW, IL 60155**

Parcel ID
15-22-116-053-0000

Land Area
**APPOX. 30,888 SF
(0.71 ACRES)**

Building Area
APPROX. 16,375 SF

Construction
MASONRY STEEL

Year Built
1965

Loading
2 DOCKS, 1 DRIVE-IN

Sprinkler
YES; WET SYSTEM

Clear Height
14'

Office
+/- 2,000 SF

Power
600A / 480V

Zoning
O/I OFFICE & INDUSTRIAL

Parking
+/- 7,625 SF

2024 Taxes
\$76,852.92 (\$4.69/SF)

Roof
INSTALLED 2011

CapEx
**SOLAR PANELS,
WINDOWS,
MECHANICAL
UPDATES**

PROPERTY

HIGHLIGHTS

2415

BRAGA DR.
BROADVIEW, IL 60155



Highly sought-after mid-size industrial offering in a supply-constrained Broadview submarket



Well-positioned infill asset benefiting from limited competing inventory and strong user demand



Centrally located with immediate access to I-290 and major Chicagoland transportation arterials



Functional loading configuration with two interior docks and one drive-in door



Meaningful recent capital improvements including solar panel installation, new windows, and mechanical upgrades



Generous on-site parking to support warehouse and office operations



Renovated office space featuring five private offices, a conference room, reception area, and kitchenette

SITE

OVERVIEW

2415 BRAGA DR,
BROADVIEW, IL 60155



EXTERIOR

PHOTOS

2415 BRAGA DR,
BROADVIEW, IL 60155

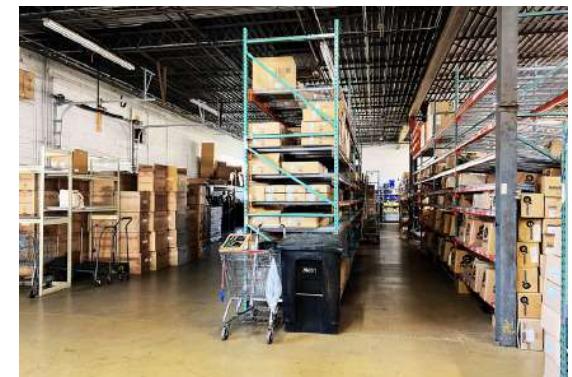


INTERIOR

PHOTOS

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