

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

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HIGHLIGHTS



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

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Building Size: $\pm 16,375$ sq. ft.

Site Size: $\pm 30,888$ sq. ft.

EXTERIOR

PHOTOS

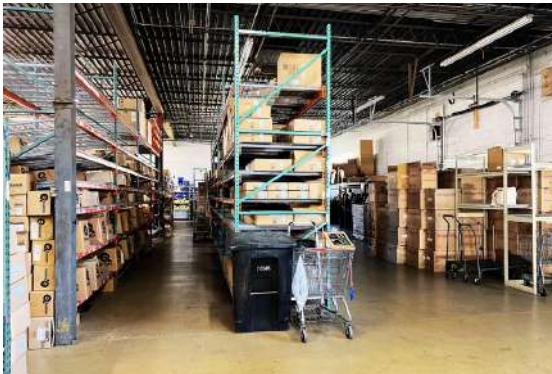
2415 BRAGA DR,
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INTERIOR

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