

AVAILABLE FOR SALE
1600 N. DE PRIZIO DRIVE
MELROSE PARK, ILLINOIS

BUILDING SPECIFICATIONS:

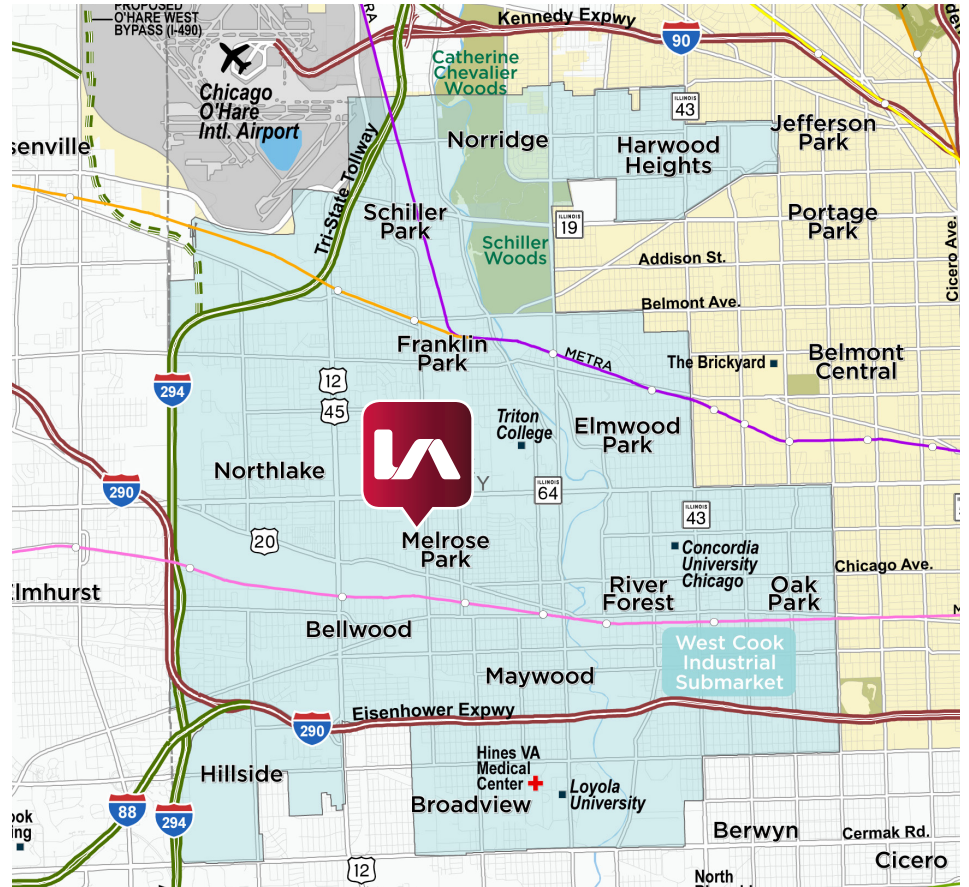
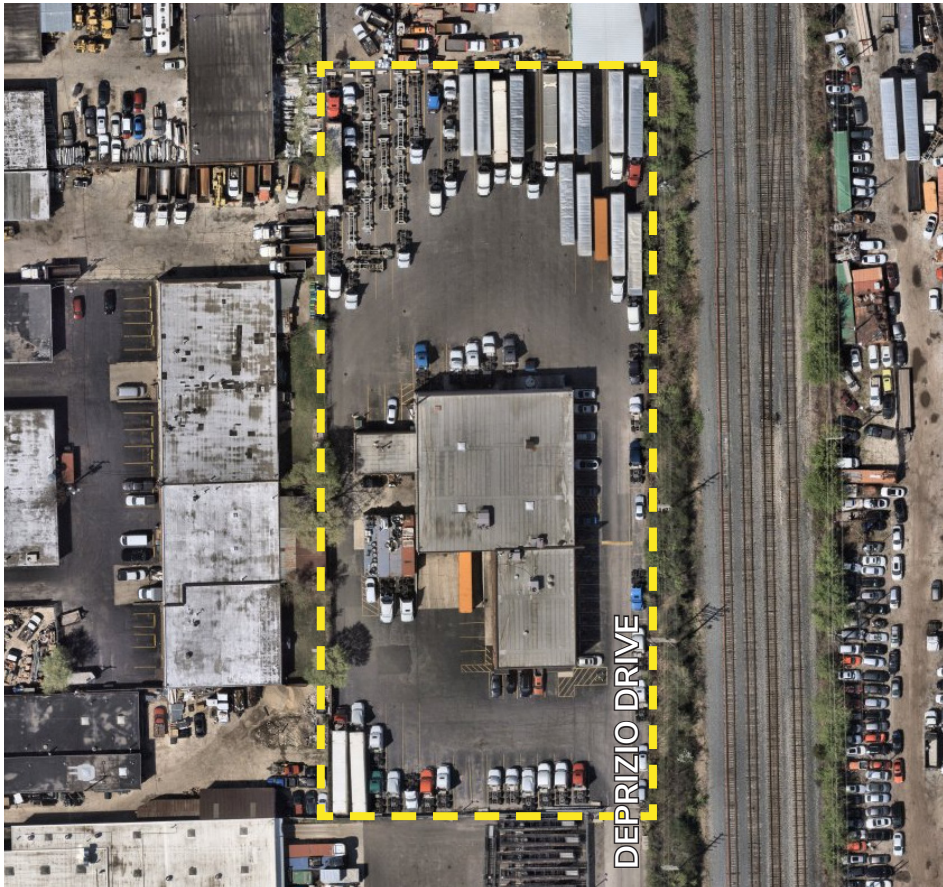
BUILDING SIZE:	22,780 SF
OFFICE:	11,500 SF
SITE SIZE:	2.3 acres
CLEAR HEIGHT:	22'
LOADING:	› 2 exterior truck docks (expandable) › 3 drive-in doors
SPRINKLER:	Wet
PARKING:	› Trailer parking: 25+ spaces › Tractor parking: 24+ spaces › Car parking: 37+ spaces
ZONING:	G – General Industrial District
POWER:	1,200A / 480V, 3-phase
TAXES:	\$1.86 PSF / \$42,283.04 (2023 payable 2024)
SALE PRICE:	Subject to Proposal
COMMENTS:	› Truck repair facility › Unique, specialized industrial outdoor storage facility › Class 6B in-place › Great proximity to multiple highways and O'Hare Airport



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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