

2980 HART COURT Franklin Park, IL

industrial warehouse for sale

DUSTIN ALBERS
(773) 930-6306
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ANDREW MALETICH, SIOR
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building specifications

Building Size:	38,726 SF	Zoning:	"I-1" Restricted Industrial District
Office Area:	2,000 SF (estimated)	Sprinklered:	Wet
Year Built:	1960	Parking:	<ul style="list-style-type: none">• 20-25 car parking• 15-20 additional trailer parking positions
Land Area:	3.4 Acres (148,104 SF)	2023 Real Estate Taxes:	\$132,918 (\$3.43 PSF)
Loading:	<ul style="list-style-type: none">• 5 interior docks w/ levelers• 4 rail doors	Pricing:	\$4,453,390 (\$115 PSF) \$3,678,970 (\$95 PSF)
Ceiling Height:	16' clear		
Electrical:	1,600 Amps		

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- ✓ Existing Coolers 4 total coolers with temps of 32 - 40 degrees (2,515 square feet, 1,328 square feet, [2] 1,240 square feet); can be removed
- ✓ Large land site with room for trailer parking
- ✓ Easy access to major roads and highways
- ✓ Rail-Served Facility

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floor plan

