

1170 W. ARDMORE AVE

Itasca, IL 60143 - DuPage County

±34,078 SF

For Sale or Lease



COMMERCIAL REAL ESTATE SERVICES

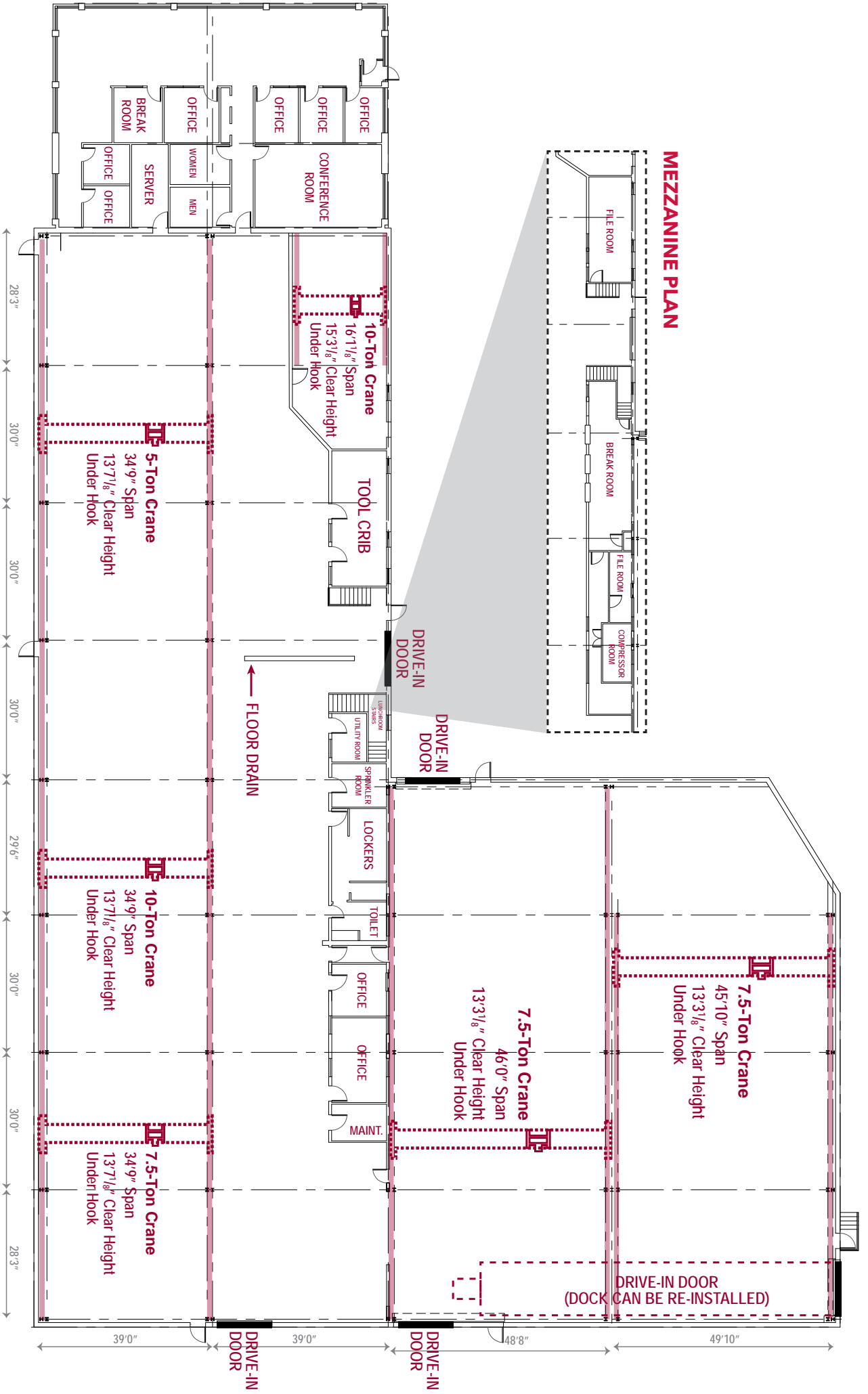
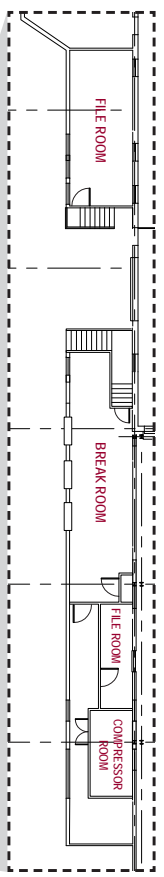
9450 W. Bryn Mawr Avenue, Suite 550
Rosemont, Illinois 60018
Main | (773) 355-3000
www.lee-associates.com

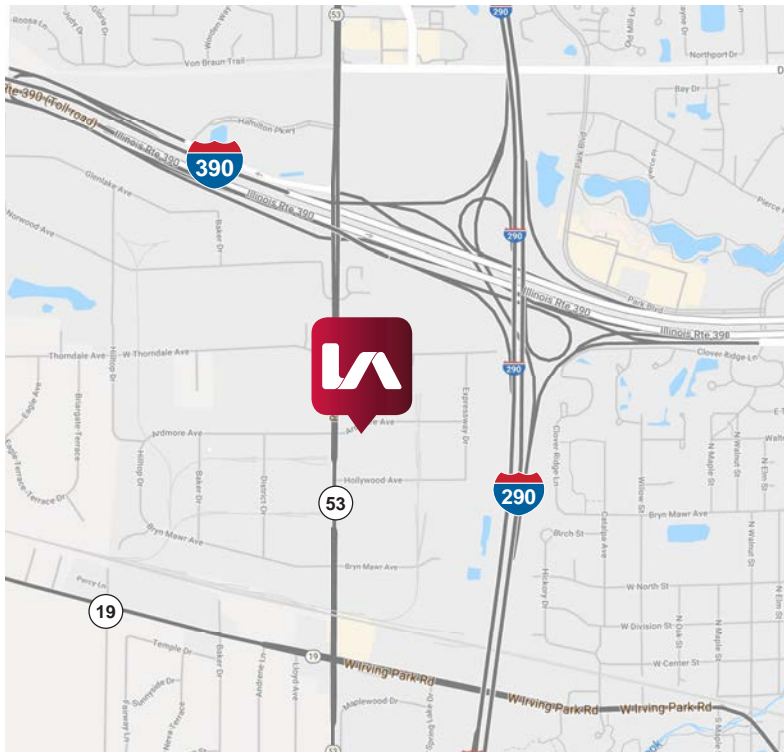
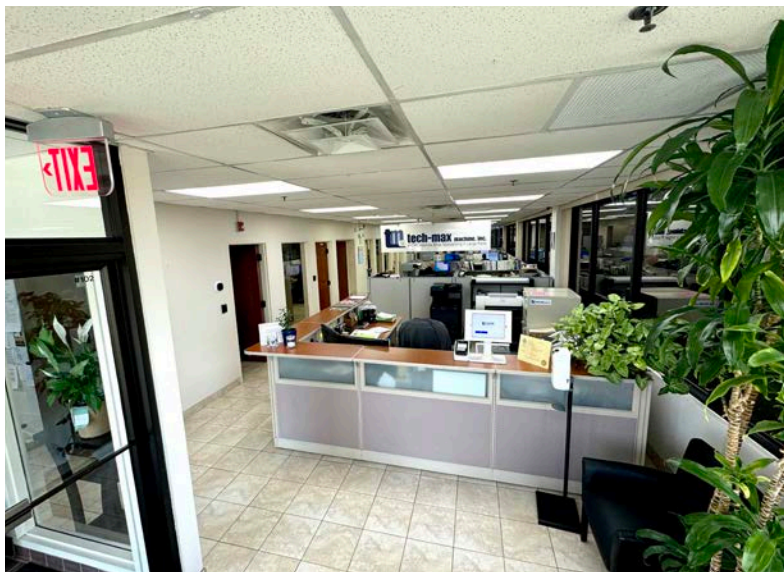
FOR MORE INFORMATION:

CHRIS NELSON
Principal
(773) 355-3011 direct
cnelson@lee-associates.com

JEFFREY J. JANDA, SIOR
Principal
(773) 355-3015 direct
jjanda@lee-associates.com

MEZZANINE PLAN





BUILDING SPECIFICATIONS:

BUILDING SIZE:	±34,078 SF
SITE SIZE:	±82,328 SF (1.89 acres)
OFFICE:	<ul style="list-style-type: none"> › ±3,598 SF executive offices › ±1,000 SF warehouse offices › ±1,000 SF mezzanine not included in building SF
CLEAR HEIGHT:	20'
LOADING:	<ul style="list-style-type: none"> › 1 interior dock with leveler (currently filled in and can be converted back to a dock) › 5 drive-in doors (10'x16', 10'x16', 10'x12', 20'x16', 20'x12')
POWER:	1,200 amps @ 480 volts
CAR PARKING:	52 spaces, lots were fully replaced in 2021
ROOF:	Warehouse and office both replaced in 2022 - modified bitumen with aluminum coating
CRANES:	<ul style="list-style-type: none"> › (3) 7.5-ton bridge cranes › (2) 10-ton bridge cranes › (1) 5-ton bridge crane › (14) Half-ton jib cranes
	Further crane details on the layout
WAREHOUSE A/C:	100% temperature controlled in the warehouse. 12 roof-mounted units servicing the warehouse.
LEASEBACK:	Owner will remain in the building for ±12 months following closing
LEASEBACK LEASE RATE:	Subject to Offer
SALE PRICE:	\$135.00 PSF (\$4,600,000)
PROPERTY TAXES:	\$66,360 or \$1.95 PSF (2022 payable in 2023) PIN 03-06-302-016
COMMENTS:	<ul style="list-style-type: none"> › LED warehouse lighting › Multiple bridge cranes (available under separate offering) › Heavy duty outside pavement / staging area for product loading › Floor drains in a portion of the building › Ideal visibility off Rohlwing Road › DuPage County taxes › Air filtration system in warehouse › Air lines throughout the warehouse › Locker rooms › Key card security gate

HIGHLIGHTS

- DuPage County Taxes
- Well maintained
- Extensive manufacturing infrastructure, including bridge cranes (available under separate offering)
- Great exposure on Rohlwing Road
- Convenient access to I-290 & I-390

