

855 Lively Blvd

Wood Dale, IL

AVAILABLE FOR SALE OR LEASE

PEARSON
realty group



Total Building Size: +29,410
Land: +1.75 Acres
Loading: Five(5) Exterior Docks
Three (3) Interior Docks
One (1) Drive-in Door
Power: 1,200 Amps@240 Volts
Zoning: M-1
Sprinklered: Wet
Parking: 50 Cars
Year Built: 1975
Sale Price: Subject to Offer
Lease Rate: \$7.50 PSF NNN
Real Estate Taxes: \$1.97 PSF (2019 Actual)

Property Features:

Well maintained 29,410 sf. warehouse facility with 4,800 sf. of finished office space.

24,610 sf. of warehouse-production area and an additional 3,000 sf. of mezzanine storage.

Five (5) exterior docks, Three (3) interior docks with Levelers and One (1) drive-in door.

20' clear ceiling heights. Zoned M-1.
Land area 1.75 acres with fenced in yard/
storage. 50+ car parking.

Minutes from expressway and tollway systems.
Fully sprinklered with 1,200 amps @240 Volts.
Cross Docks.



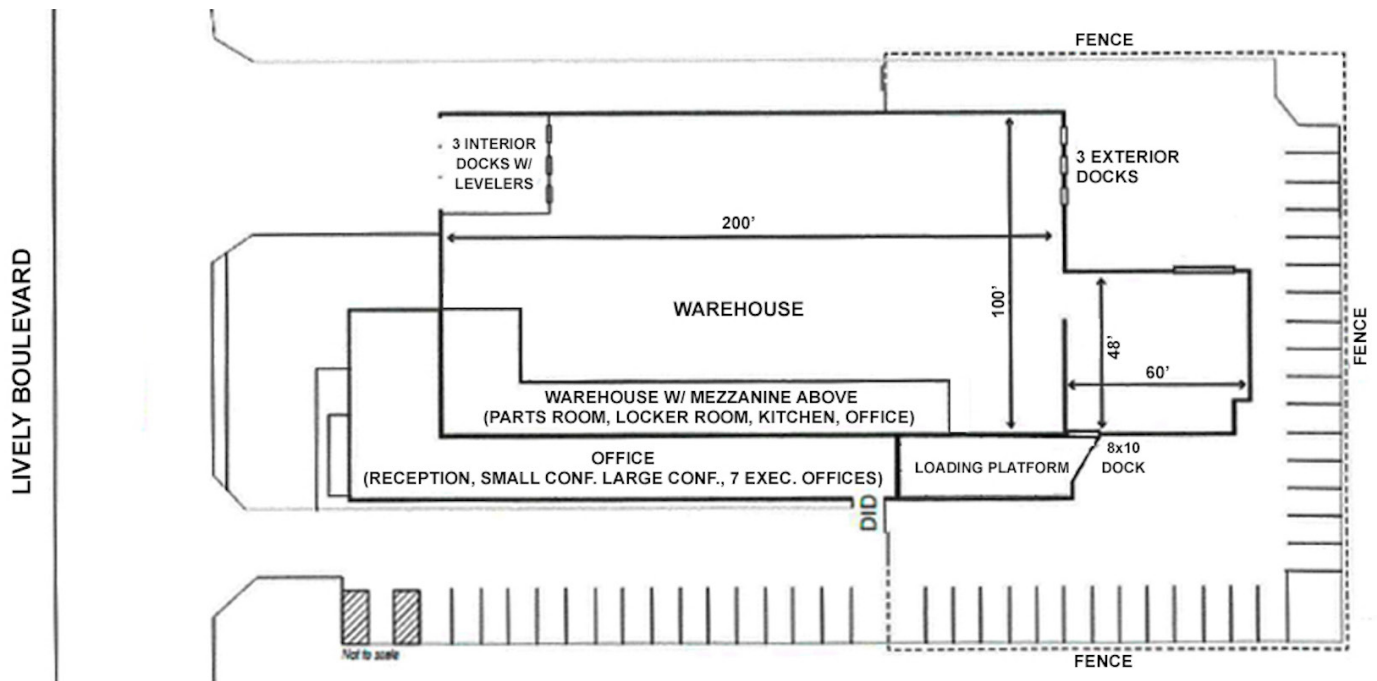
For Additional Information or to schedule a tour:

Timothy Scannell • (312) 952-3100 • Tim@PearsonRealtyGroup.com

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Executive Office Features:

- Dedicated Reception Area
- Open Office Concept with kitchenette
- One (1) Large Conference Room
- One (1) Small Conference Room
- Seven (7) Executive Offices
- Zoned Heating
- Dedicated Office Area Restrooms

Warehouse/Production Area Features:

- Large Parts/Production Rooms
- Locker Room with Shower
- One (1) Dock Office
- Kitchenette and Lunchroom
- 3,000 SF Mezzanine Storage
- Three (3) Internal Heated Docks
- Dedicated Dock Restrooms

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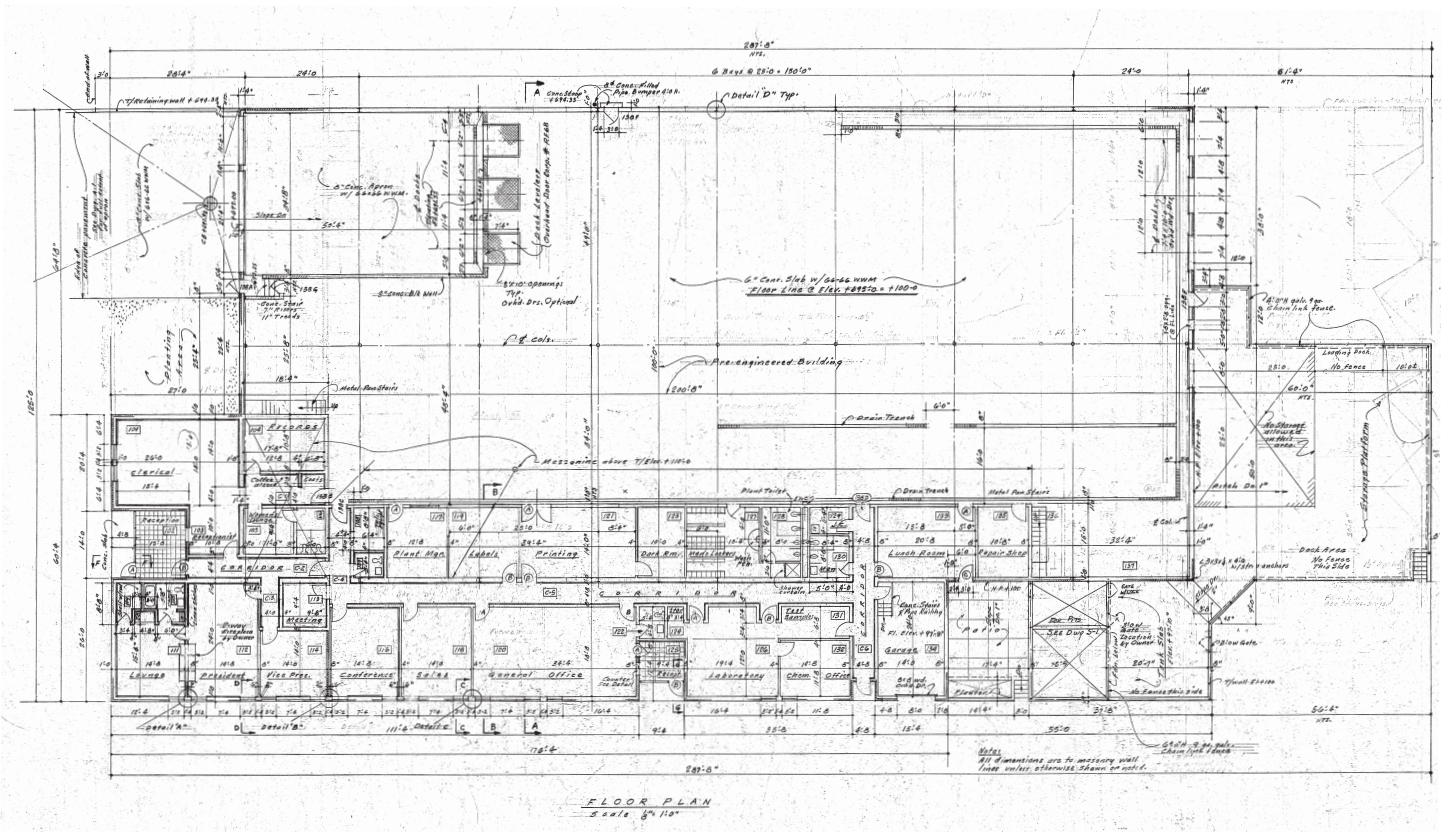
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