

# 1701 N 33RD AVE Melrose Park, IL

available for sale or lease

ANDREW MALETICH, SIOR  
(630) 729-7942  
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MATT GARLAND  
(312) 339-9015  
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DUSTIN ALBERS  
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## building specifications

Building Size:	22,103 SF
Office Area:	2,790 SF
Sprinklered:	Wet
Ceiling Height:	16'2" Clear
Loading:	• 2 Interior Docks • 1 DID (8' Wide x 10' High)
Power:	1,200 Amps at 240 Volt, 3 Phase
Year Built:	1968
Zoning:	Industrial
2024 Real Estate Taxes:	\$37,862.26 (\$1.71 PSF) – NEW 6B
Available:	April 1, 2025

- ✓ Freestanding building
- ✓ Fenced parking lot for outdoor storage
- ✓ Brand new 6B
- ✓ Completely remodeled interior and office
- ✓ LED lighting throughout
- ✓ White painted warehouse walls

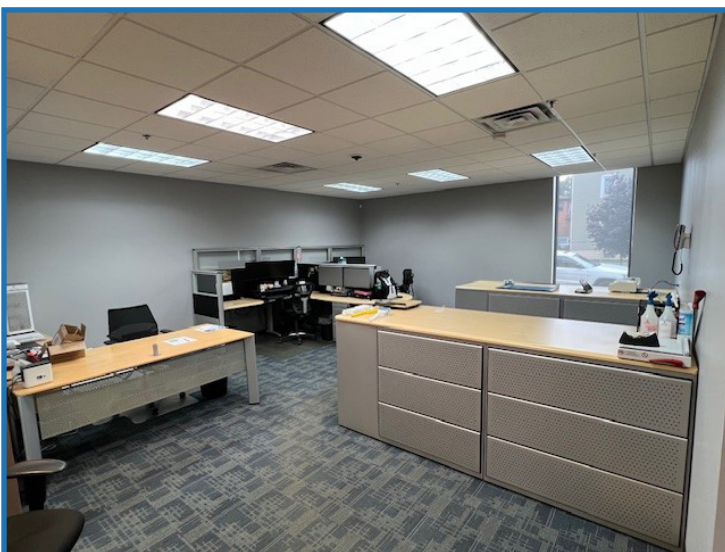
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floor plan

