

**INDUSTRIAL  
BUILDING  
FOR LEASE**

**±13,475 SF  
AVAILABLE**

**MANUFACTURING  
FACILITY**

**ELIGIBLE  
FOR  
FOOD GRADE  
MANUFACTURING**

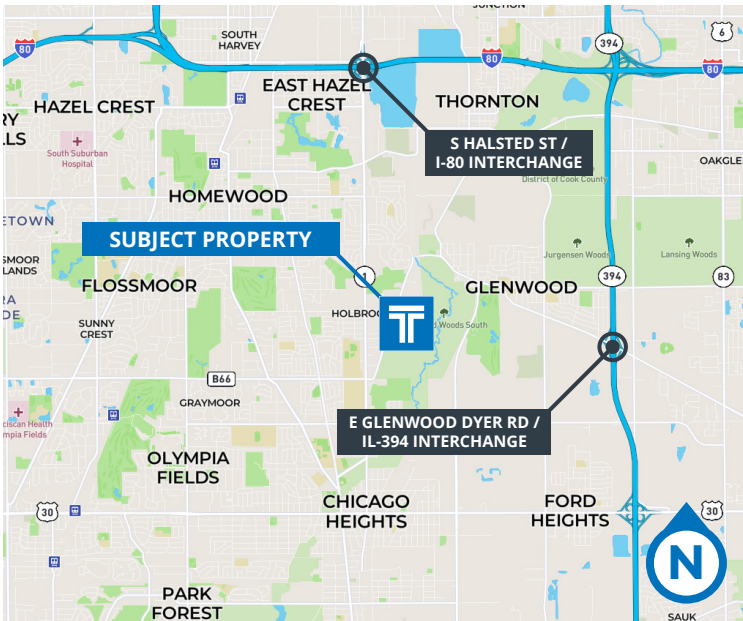
**EXPANDABLE  
PARKING**

**TRANSWESTERN**

**REAL ESTATE  
SERVICES**

# 435 W 194TH STREET

Glenwood, IL 60425



## PROPERTY SPECIFICATIONS

- **AVAILABLE:** ±13,475 SF
- **OFFICE SIZE:** ±5,950 SF
- **LAND:** ±1.58 AC
- **CEILING HEIGHT:** 18"
- **LOADING:** 1 DOCK / 2 DIDS
- **POWER:** 200A 120/240V, 200A 240V 3P, 200A 277/480V 3P
- **PARKING:** 18 SPACES +EXPANDABLE
- **SPRINKLERS:** WET
- **HEATING:** RADIANT GAS HEAT (WAREHOUSE)
- **YEAR BUILT:** 1978, RENOVATED 2014
- **CONSTRUCTION:** STEEL/MASONRY/WOOD FRAME
- **ZONING:** M-MANUFACTURING
- **CAM:** \$0.50 PSF
- **RE TAXES:** \$1.71
- **LEASE RATE:** \$12.00 PSF

## PROPERTY HIGHLIGHTS

- Fully renovated in 2014
- Extremely clean
- Spray-foam insulation
- Upgraded LED lighting
- 1st and 2nd story office
- Remote fire monitoring
- Fully air conditioned building
- Manufacturing facility
- Ample power
- Eligible for Food Grade manufacturing
- Excellent location in an industrial park
- Extra land for outside storage and expandable parking
- This is a great facility for a niche or specialty manufacturer or distributor
- Turn-key condition.

**ALEX GENOVA, CPA**  
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