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**\$4,200,000 (\$218/SF)**



# PROPERTY DETAILS

**\$4,200,000 (\$218/SF)**

BUILDING SIZE	19,200 SF (Total) 8,500 SF Warehouse
SECURED YARD	103,237 SF (2.37 AC)
CLEAR HEIGHT	18'
*POWER	1200 Amps 480/277 Volt 3-Phase
ROLL-UP DOORS	2
LOADING DOCKS	2
YEAR BUILT	1972
ADDITIONAL DETAILS	Backup Generator Multi-Zone HVAC Occupancy Sensor Lighting System Insulated Roof Multiple Clean Rooms

## HIGHLIGHTS

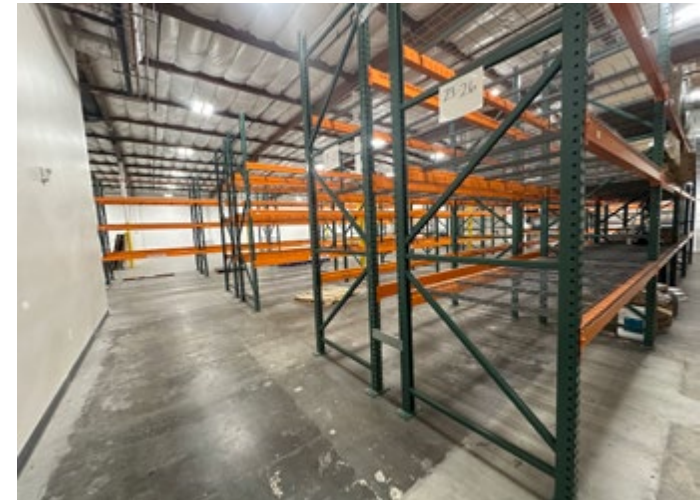
- Complete Interior and Exterior Remodel in 2021
- 19,200 SF total building area: approximate breakdown is 8,500 SF of warehouse, 5,300 SF of manufacturing rooms, and 2,500 SF of professional office
- Two roll-up doors and two loading docks for efficient logistics
- **\*1,200 amps, 480/277V, 3-phase power** with a backup generator
- Multi-zone HVAC system and occupancy sensor lighting throughout
- Fully Sprinklered
- Insulated roof and multiple manufacturing rooms, ideal for temperature, gas, or pressure-sensitive specialized operations
- Secure perimeter fencing with two electronic gates for ingress and egress
- [IL Zoning](#)

*\*Buyer to verify the power*





# WAREHOUSE

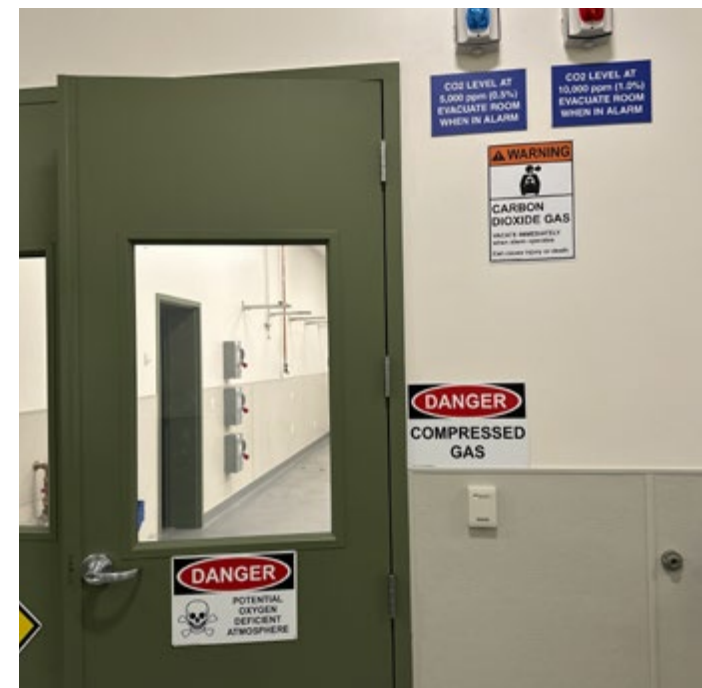




# OFFICE AREA



# MANUFACTURING ROOMS

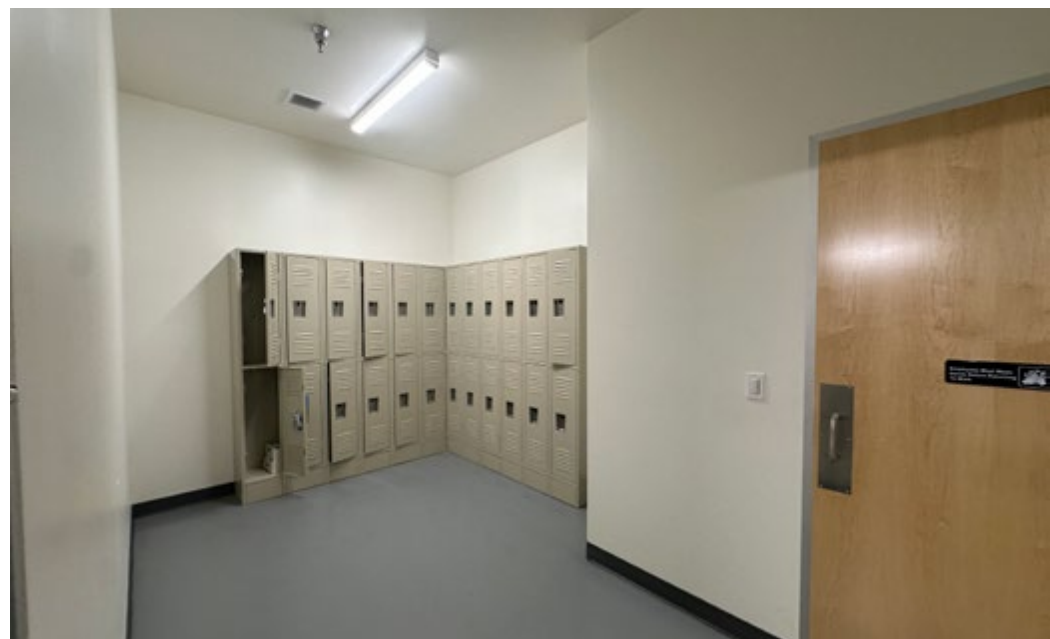
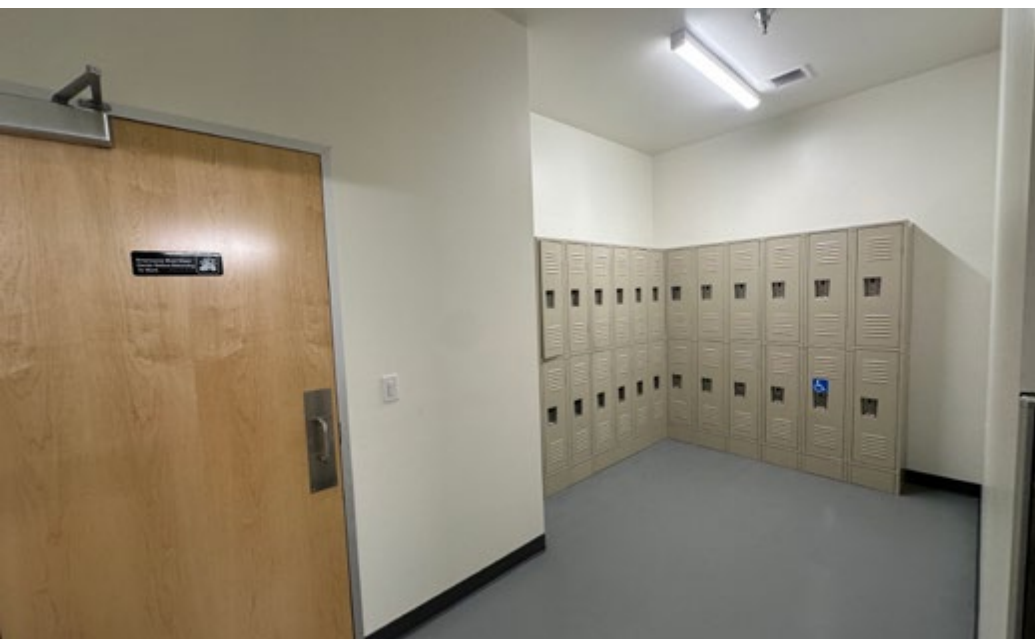
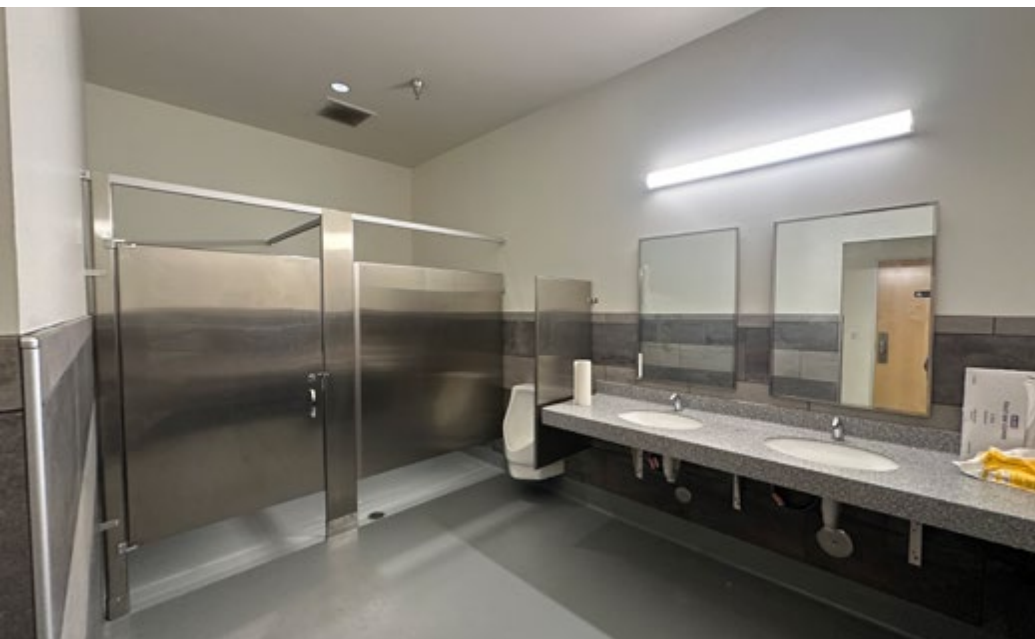




# UTILITIES ROOM



# BATHROOMS AND LOCKERS





# AERIAL VIEW





# FLOOR PLAN

