

IMMEDIATE AVAILABILITY  
**For Sale**

**MOVED TO LARGER  
QUARTERS**

**64,888 SF  
Available**

## 1937 & 1953 N 17th Ave

Melrose Park, Illinois 60160

### PROPERTY HIGHLIGHTS

SIZE:	64,888 SF
LAND SITE:	±1.96 acres
OFFICE:	±4,000 remodeled (1953 N 17th)
POWER:	600A, 120/240V (1953 N 17th) 400A, 120/208V (1937 N 17th)
LOADING:	5 truck level doors - 2 interior, 3 exterior + 3 drive-in doors including (1) extra wide door
CLEAR HEIGHT:	16'0"-20'0" clear (1953 N 17th) 16'0" (1937 N 17th)
SPRINKLERED:	Yes
PIN #:	12-34-403-014 (1953 N 17th) 12-34-403-017 (1953 N 17th) 12-34-403-018 (1937 N 17th)
PROPERTY TAXES:	\$119,137 (\$1.81 psf) - 2024 payable 2025
SALE PRICE:	Subject to Offer

### Contact

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LOCATED NORTH OF  
NORTH AVE WITH  
ACCESSIBILITY TO  
I-294 VIA NORTH AVE



IDEAL MANUFACTURING  
OR DISTRIBUTION  
SPACE



8 REMODELED  
OFFICES, MODERN  
TILED WASHROOMS  
AND (2) LARGE  
BULLPEN AREAS



BREAKROOM  
ADJACENT TO LARGE  
CONFERENCE ROOM /  
SHOWROOM



PROPERTY PHOTOS





## COOK COUNTY LOCATION

Ideal Cook County Location just north of North Avenue with accessibility to I-294 via North Avenue. Close to other major highways including I-290 and I-88.

