

100% LEASED



INDUSTRIAL FLEX SPACE

1401-1403 N. 25th Ave.  
Melrose Park, Illinois

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# Executive Summary

Colliers International has been retained as the exclusive agent to sell 1401-1403 N 25th Ave in Melrose Park, Illinois. The Property is a 20,000-square-foot, multi-tenant industrial service building situated on 0.66 acres in the O'Hare submarket.

The Property is 100% leased to a mix of automotive, collision, detailing, security installation, and service-related tenants.

The offering gives investors the opportunity to acquire a fully occupied industrial asset with existing cash flow, annual rent increases, and limited near-term vacancy risk.

The Property's functional layout, local tenant base, and infill Cook County location make it a strong stabilized investment opportunity.



## Location Advantage:

- 1401-1403 N 25th Ave is located in a dense commercial and industrial corridor with strong access to labor, customers, and nearby businesses.
- The Property is approximately 1.0 mile from the Melrose Park Metra station, 8.7 miles from O'Hare International Airport, and 14.3 miles from Midway International Airport. Traffic counts along North 25th Avenue range from approximately 15,000 to more than 22,000 vehicles per day.
- The location is well suited for automotive, contractor, service, and light industrial users that benefit from visibility, customer access, and central transportation access.

# Offering Guidelines

## Asking Price

\$2,525,000 (7.5% CAP)

## Closing Costs

County and State transfer taxes, standard title insurance policy and half of any escrow fees are responsibility of Seller. Municipal transfer taxes, survey, requested endorsements to the title policy and half of any escrow fees are responsibility of Buyer.

## Real Estate Taxes

Taxes shall be prorated on a cash basis for calendar year 2026.

## Tenant Contact

Ownership requests that the tenants not be disturbed or contacted.

## Tours

Property inspections are by appointment and should be scheduled through Colliers.



1401-1403 N. 25th Ave., Melrose Park



PROPERTY OVERVIEW

# Local Amenities & Corporation



1401-1403  
N. 25th Ave.

## PROPERTY OVERVIEW

# Property Description

The Property consists of a one-story, approximately 20,000-square-foot masonry industrial service building situated on 0.66 acres in Melrose Park, Illinois. Originally constructed in 1951, the building is improved with functional service-oriented features, including seven drive-in doors, sprinkler coverage, 13-foot building height, and striped asphalt parking.

The Property is configured for multi-tenant occupancy. The building's layout, loading configuration, and infill industrial zoning support a range of local service providers.

### Building Size:

Approximately  
20,000 SF

### Land Area:

0.66 acres / approximately  
28,750 square feet

### Property Address:

1401-1403 N. 25th Ave.,  
Melrose Park, IL 60160

### Year Built:

1951

### Stories:

One Story

### Construction:

Masonry

### Sprinklers:

Yes

### Building Height:

13 Feet

### Loading:

7 DIDs

### Parking:

The complex has striped, asphalt-paved parking and approximately a 2.05 per 1,000 SF parking ratio totaling 41 spots

### Zoning:

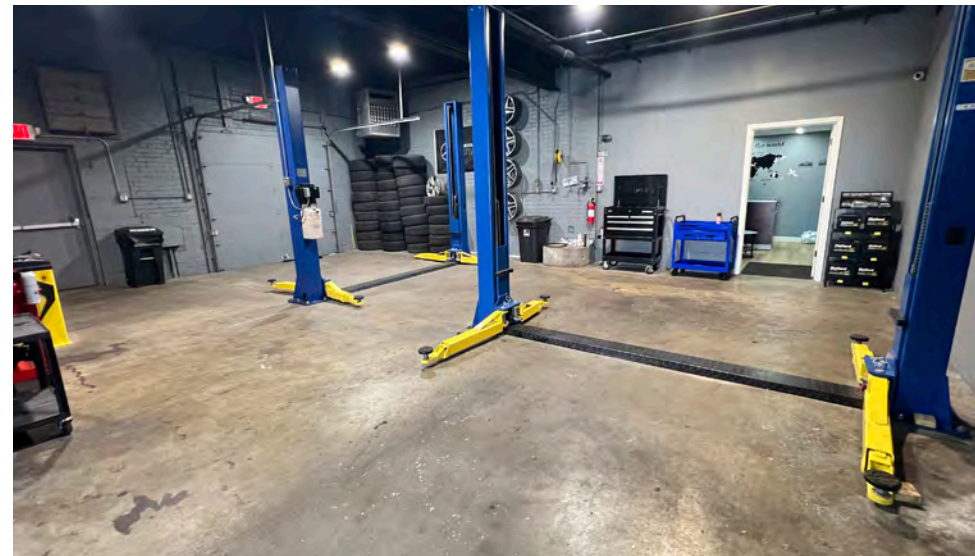
F - Light Industrial

### Tax Parcel ID Number:

15-03-300-027-0000

### Recent Capital Improvements:

Tuckpointing & Stucco,  
Exterior Building Painting,  
Parking Lot sealcoating & striping,  
New Marquee signs



# Site Plan

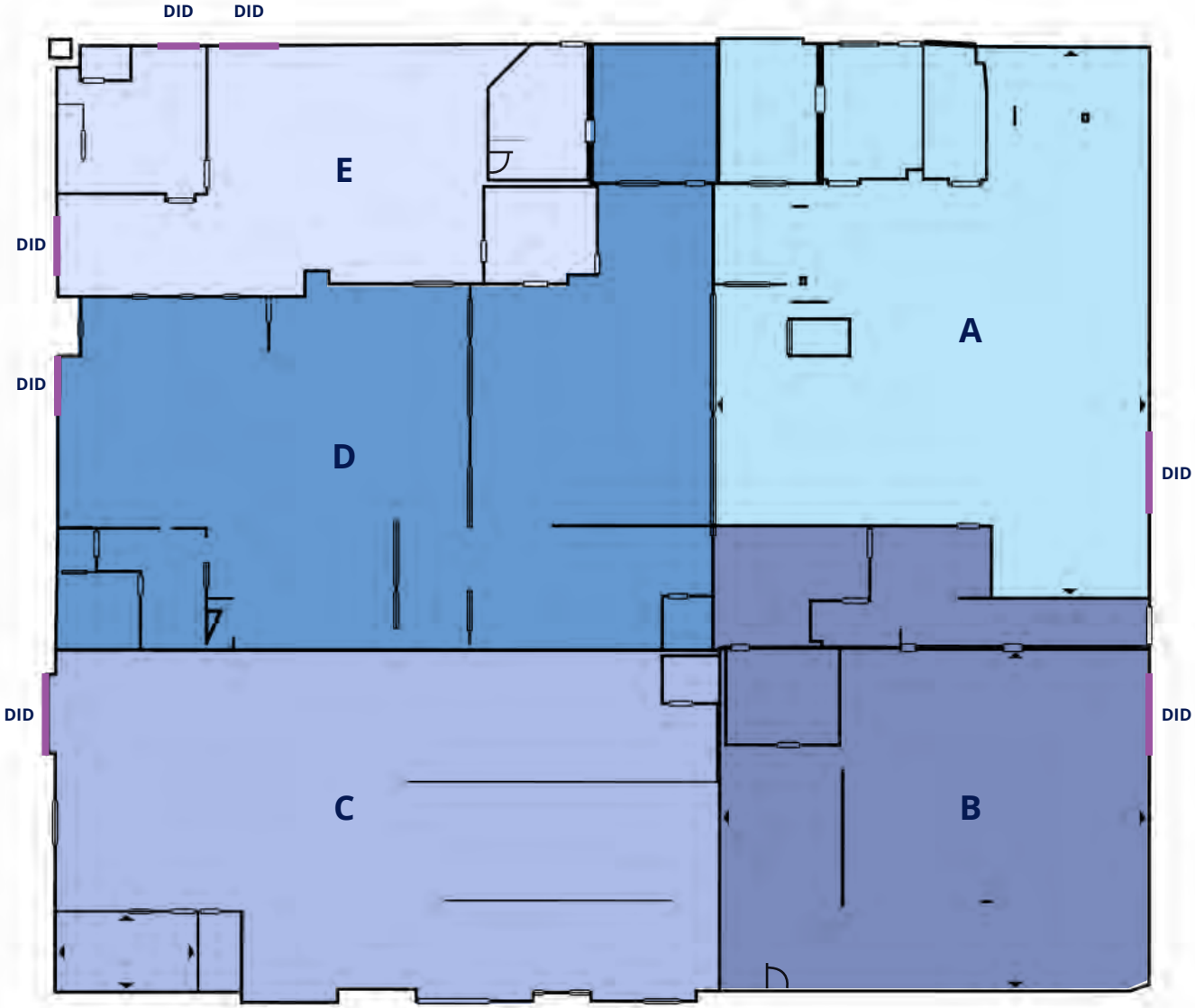
Suite A  
JBG Auto Repair  
**4,500 SF**

Suite B  
Advanced Auto  
**6,000 SF**

Suite C  
Genuine Auto Detail  
**4,200 SF**

Suite D  
KGZ Collision Center  
**5,500 SF**

Suite E  
Fast Cars Group  
**2,200 SF**



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Accelerating success.

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