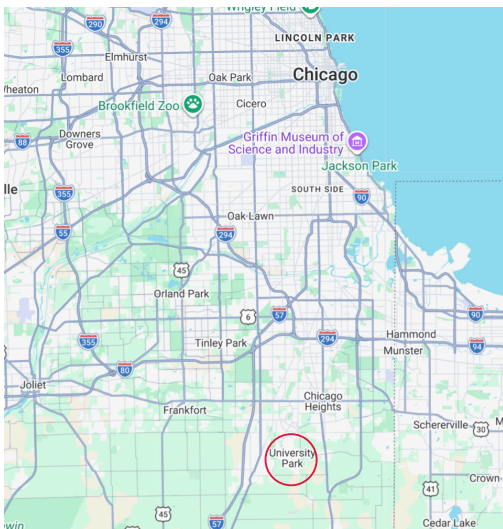


TWO BUILDING PORTFOLIO AVAILABLE FOR SALE/LEASE

800 Central Avenue • University Park, IL 60484



For More Information and Pricing Contact:

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property overview

Main Building

Main Building	45,161 sf
Office Size	2,624 sf
Year Built	1989
Eave Heights	20' - 24' clear height
Bay Size	25' x 60'
Roof	Metal roof
Construction	Insulated metal panels
Foundation	Reinforced concrete
Loading	2 exterior docks, 3 drive-in doors
Parking	24 cars
Power	2,000 amp/3 phase 480/277
Fire Protection	Fully sprinkled



Storage Building

Building	15,110 sf
Year Built	1989
Ceiling Height	23' - 26' clear
Loading	2 drive-in doors
Bay Size	25' x 50'
Construction	Insulated metal panels
Roof	Metal roof
Power	3-phase 480/277
Fire Protection	Fully sprinkled

The Advantage

- Large land site, with ability to expand parking
- Immediate access to I-57, and under 10 minutes to I-80
- Advantageous real estate taxes
- Flexible configuration
- Strong labor pool
- Good ceiling heights and open floor plans
- Well maintained with newly renovated offices, upgraded electrical service, and new lighting.

Property Overview

Site Size	7.02 acres
Gas	Nicor Gas
Electric	Com Ed
Water	Aqua Illinois
Sewer	Aqua Illinois
Data/Fiber	Xfinity
Interstate	1.5 miles to I-57, 9.2 miles to I-80

