

# FOR LEASE

**1529 N 31ST AVE, MELROSE PARK, IL 60160**  
**39,000 SF TRANSPORTATION FACILITY | O'HARE SUBMARKET**



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TABLE OF CONTENTS	02
PROPERTY OVERVIEW	03
PROPERTY HIGHLIGHTS (1/2)	04
PROPERTY HIGHLIGHTS (2/2)	05
BUILDING AREA SCHEMATIC	06
BUILDING & STRUCTURAL SPECIFICATIONS	07
LOCATION & SITE MAP	08
PROPERTY AERIAL PHOTOS	09
OFFICE PHOTOS	10
SHOP PHOTOS	11
SHOP & PARTS ROOM PHOTOS	12
WAREHOUSE PHOTOS	13

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**POSITIONED IN CHICAGO'S COVETED O'HARE INDUSTRIAL CORRIDOR, THIS 39,000 SF TRANSPORTATION AND FLEET OPERATIONS FACILITY OFFERS A RARE TURNKEY OPPORTUNITY.**

**FULLY RENOVATED IN 2022, THE PROPERTY BLENDS MODERN INFRASTRUCTURE WITH ROBUST FUNCTIONALITY TAILORED FOR LOGISTICS, TRUCKING, AND MAINTENANCE OPERATIONS.**

**THE FACILITY FEATURES EXECUTIVE-QUALITY OFFICES, A FULLY EQUIPPED SERVICE SHOP, AND A WAREHOUSE WITH NINE (9) DOCK POSITIONS AND MULTIPLE DRIVE-IN DOORS FOR OPTIMAL LOADING FLEXIBILITY.**

**RECENT CAPITAL IMPROVEMENTS INCLUDE A NEW ROOF, PARTIAL HVAC REPLACEMENT, HIGH-EFFICIENCY LED LIGHTING, A NEW ASPHALT YARD WITH REINFORCED DOLLY PADS, AND A COMPREHENSIVE SECURITY SYSTEM FEATURING 65 SURVEILLANCE CAMERAS PROVIDING FULL-SITE COVERAGE.**

**WITH IMMEDIATE ACCESS TO I-290, I-294, AND I-88, AND LOCATED JUST MINUTES FROM O'HARE INTERNATIONAL AIRPORT, THE PROPERTY OFFERS UNPARALLELED REGIONAL CONNECTIVITY AND IS IDEALLY SUITED FOR FLEET OR LOGISTICS OPERATIONS.**

**THE FACILITY CAN BE DELIVERED WITH EXISTING EQUIPMENT IN PLACE OR VACANT, DEPENDING ON USER REQUIREMENTS.**

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## PROPERTY OVERVIEW

- **BUILDING SIZE:** 39,000 SF
- **YEAR BUILT:** 1962
- **COMPREHENSIVE REHAB:** 2022
- **LAND AREA:** 3.39 ACRES
- **ZONING:** M-1

## BUILDING SPECIFICATIONS

- **ROOF:** NEW (2022)
- **HVAC:** 50% REPLACED IN 2022
- **POWER:** 440A (VERIFY)
- **LIGHTING:** NEW LED (INTERIOR & EXTERIOR) WITH AUTOMATIC NIGHT ACTIVATION
- **SPRINKLERS:** YES

## LOADING & PARKING

- **LOADING:** 9 EXTERIOR DOCKS
- **DRIVE-IN DOORS:** 5 TOTAL (4 SHOP + 1 WAREHOUSE)
- **TRUCK PARKING:** 50 STALLS FOR TRUCKS AND TRAILERS
- **YARD:** NEWLY PAVED ASPHALT WITH CEMENT DOLLY PADS, FULLY FENCED WITH 2 SECURE GATES
- **TRUCK WASH BAY:** ON-SITE, HEATED, AND VENTED

## OFFICE & INTERIOR FEATURES

- **EXECUTIVE OFFICES:** FULLY REHABBED IN 2022
- **HIGH-END FINISHES**
- **CONFERENCE ROOM**
- **MULTIPLE OFFICE AREAS**

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## SHOP IMPROVEMENTS:

- MULTIPLE LIFTS
- COMPRESSOR LINES
- ALIGNMENT MACHINE (MEDIUM-DUTY TRUCKS)
- OVERSIZED \$300,000 PAINT BOOTH
- DEDICATED PARTS ROOM
- DRIVER'S ROOM WITH WASHERS, DRYERS, AND SHOWERS

## SECURITY:

- 65 HIGH-DEFINITION SURVEILLANCE CAMERAS COVERING BUILDING AND YARD
- INTEGRATED TOP-TIER SECURITY AND MONITORING SYSTEM
- LED YARD LIGHTING WITH AUTOMATIC NIGHT ACTIVATION

## FINANCIAL DETAILS:

- **TAXES:** \$2.14 PSF (2023), 6B INCENTIVE IN PLACE (APPROX. 8 YEARS REMAINING)
- **PINS:**  
15-04-207-007-0000, 15-04-207-017-0000, 15-04-207-030-0000, 15-04-207-032-0000  
15-04-207-033-0000, 15-04-207-034-0000, 15-04-207-035-0000, 15-04-208-005-0000

## AVAILABILITY

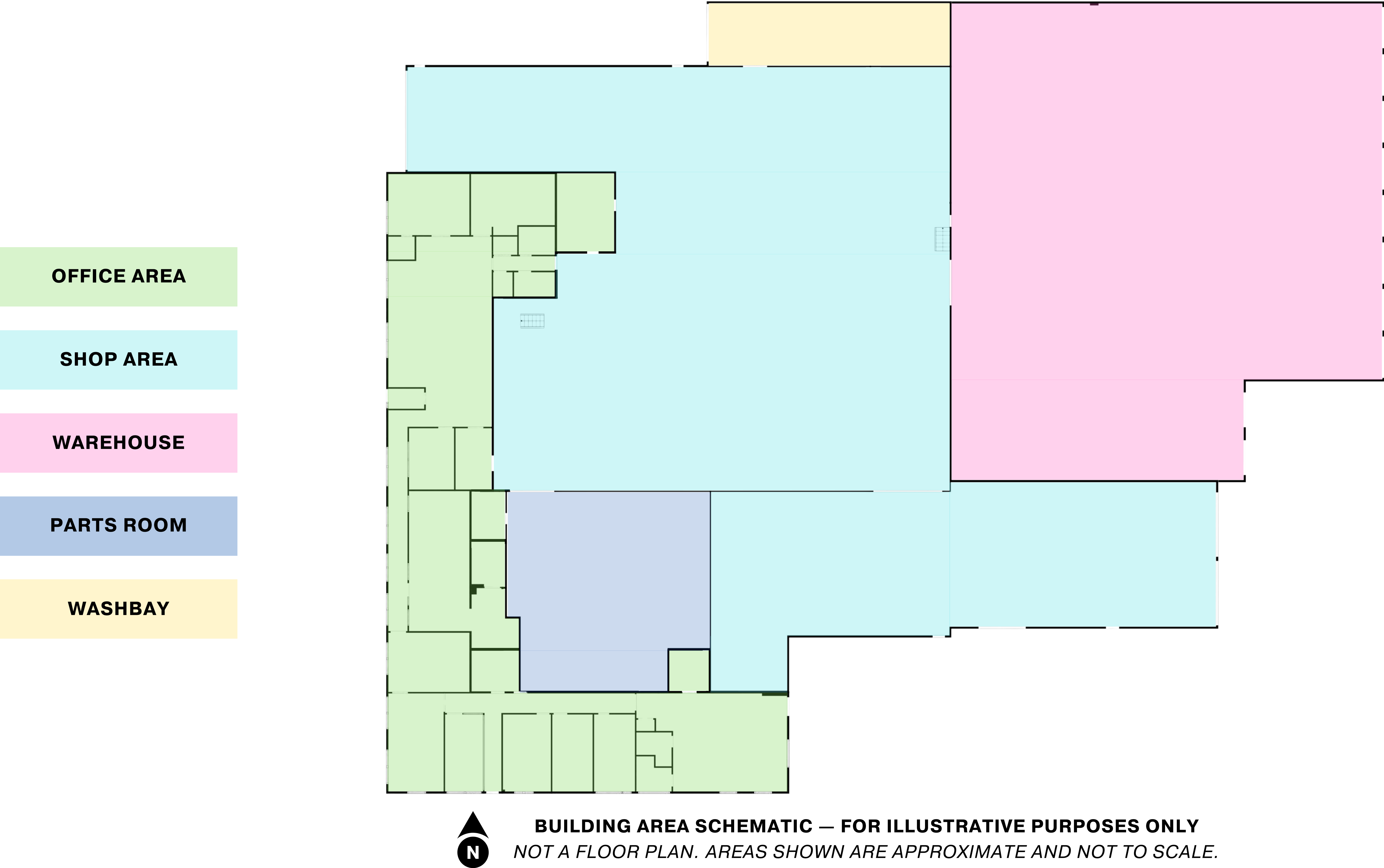
- WITH EQUIPMENT OR VACANT
- FOR LEASE / SALE – SUBJECT TO OFFER (STO)

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## BUILDING HEIGHTS

- **SHOP:** 20' CEILING HEIGHT | 18' CLEAR HEIGHT
- **WAREHOUSE:** 15'6" CEILING HEIGHT | 13'6" CLEAR HEIGHT

## CONSTRUCTION & FINISHES

- **FLOORING:** INDUSTRIAL-GRADE CONCRETE IN EXCELLENT CONDITION
- **LIGHTING:** HIGH-EFFICIENCY LED FIXTURES THROUGHOUT INTERIOR AND EXTERIOR
- **VENTILATION:** SHOP AND WASH BAY EQUIPPED WITH EXHAUST AND AIR EXCHANGE SYSTEMS

## WASH BAY

- **CONFIGURATION:** HEATED AND VENTED WITH INTEGRATED FLOOR DRAIN SYSTEM
- **USE:** IDEAL FOR TRUCK AND EQUIPMENT CLEANING OPERATIONS

## DRIVE-IN DOORS

- **FRONT (SHOP):** 14'H × 23'W
- **REAR (SHOP):** 14'H × 12'W
- **SIDE (SHOP):** 10'H × 10'W
- **WASH BAY:** 14'H × 11'W
- **WAREHOUSE RAMP:** 10'H × 10'W

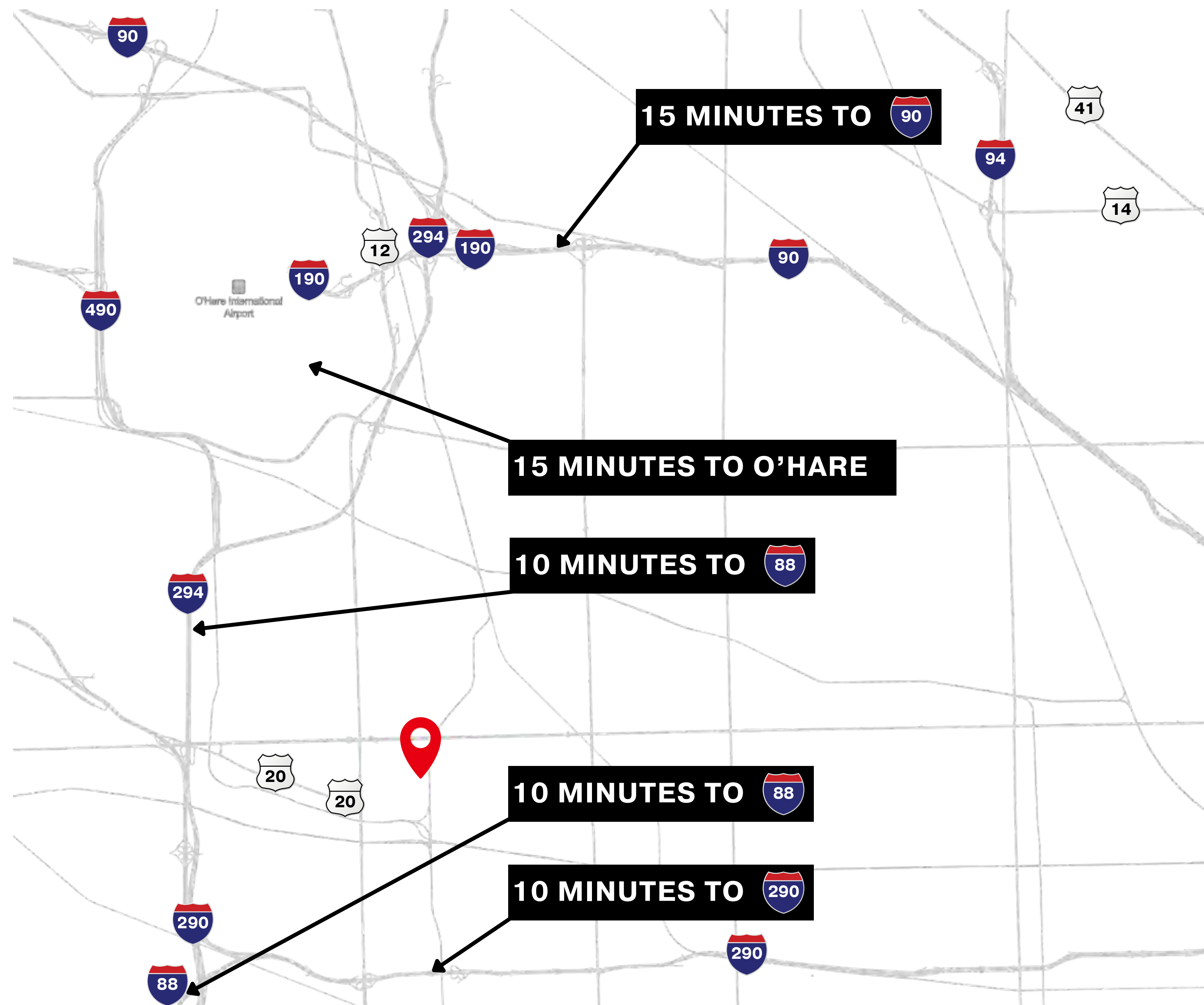
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- LOCATED IN THE O'HARE INDUSTRIAL SUBMARKET – CHICAGO'S PREMIER LOGISTICS HUB
- IMMEDIATE ACCESS TO I-290, I-294, AND I-90
- MINUTES FROM O'HARE INTERNATIONAL AIRPORT
- CENTRAL TO THE CHICAGO METRO TRUCKING AND LOGISTICS CORRIDOR



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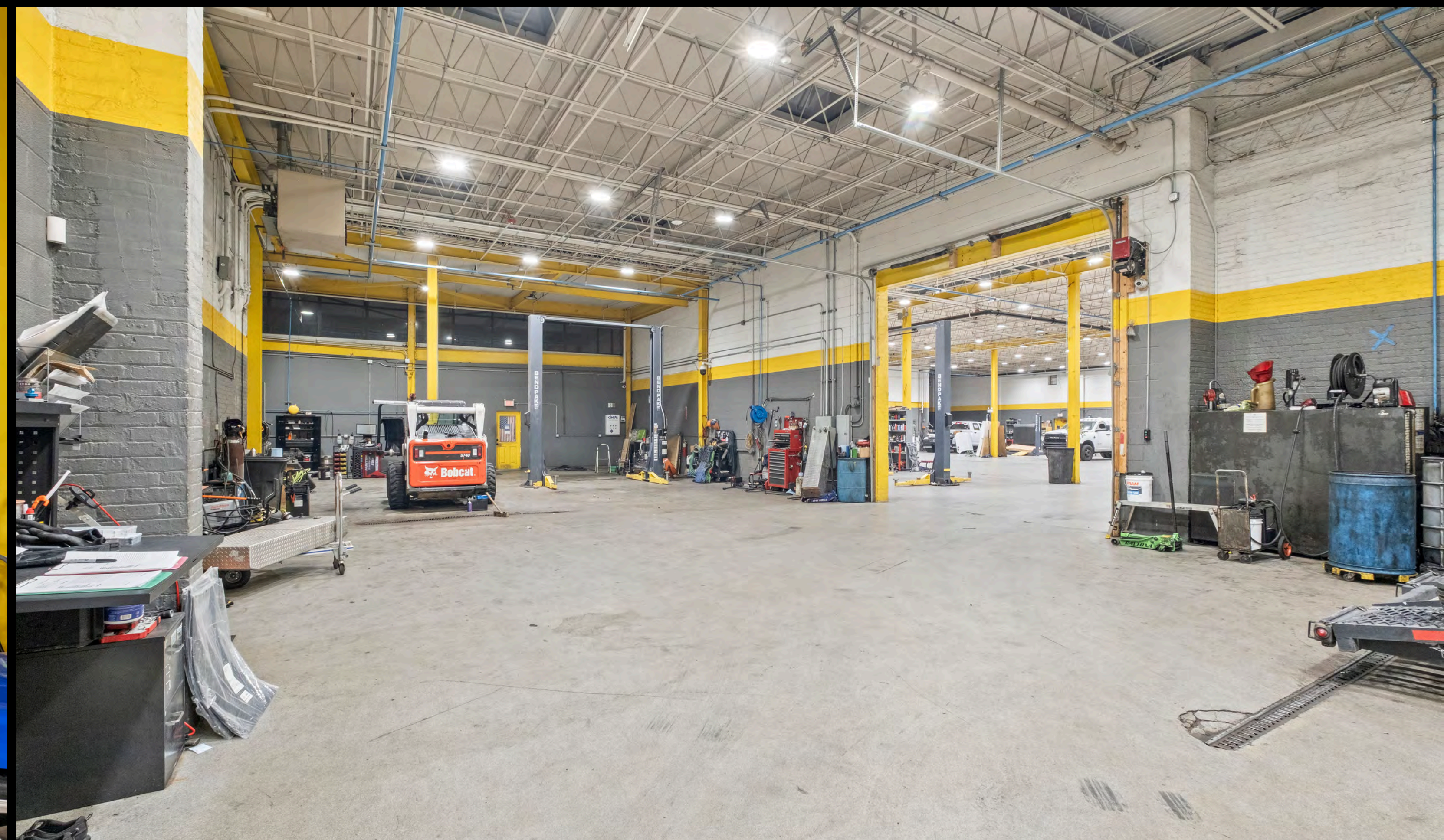


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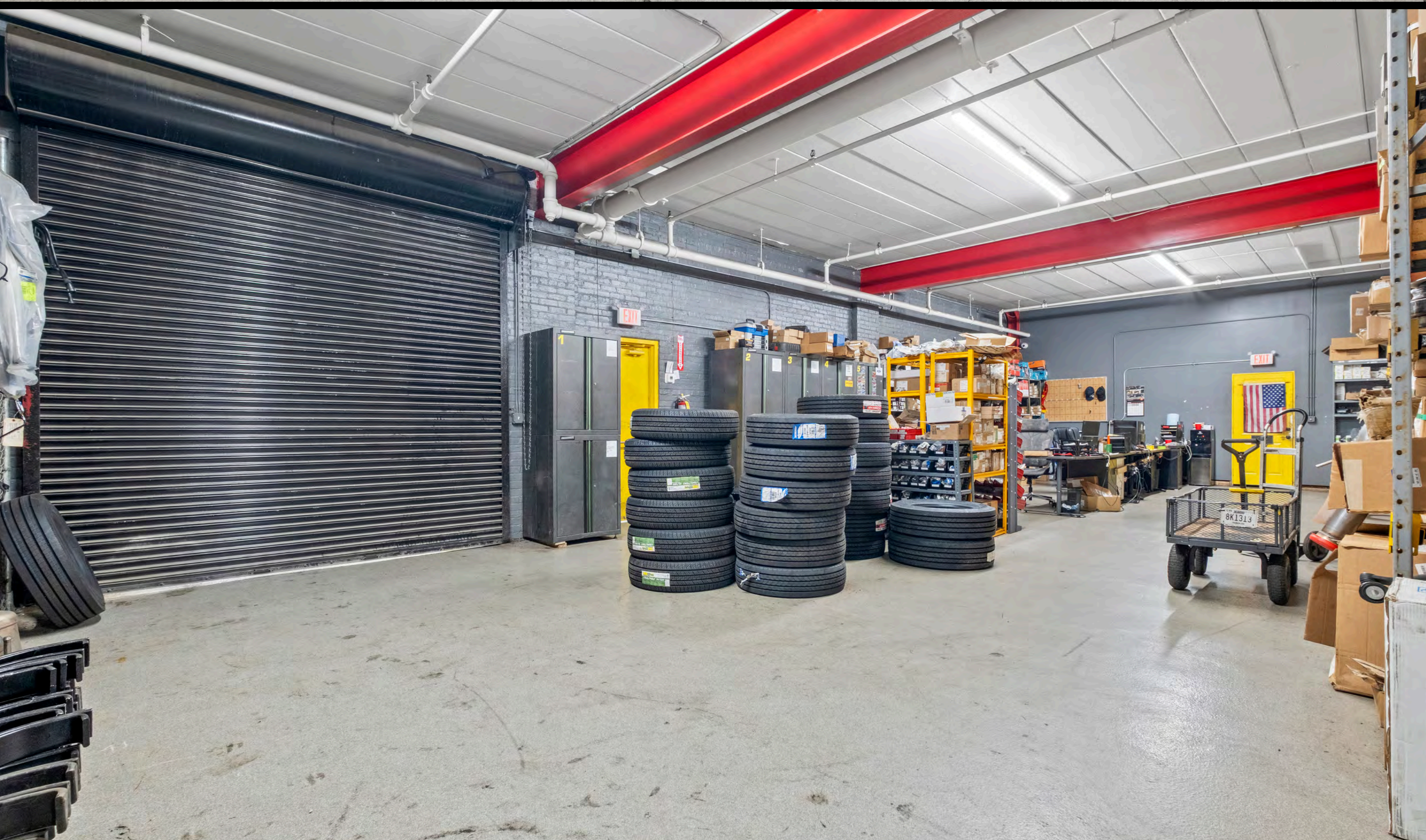
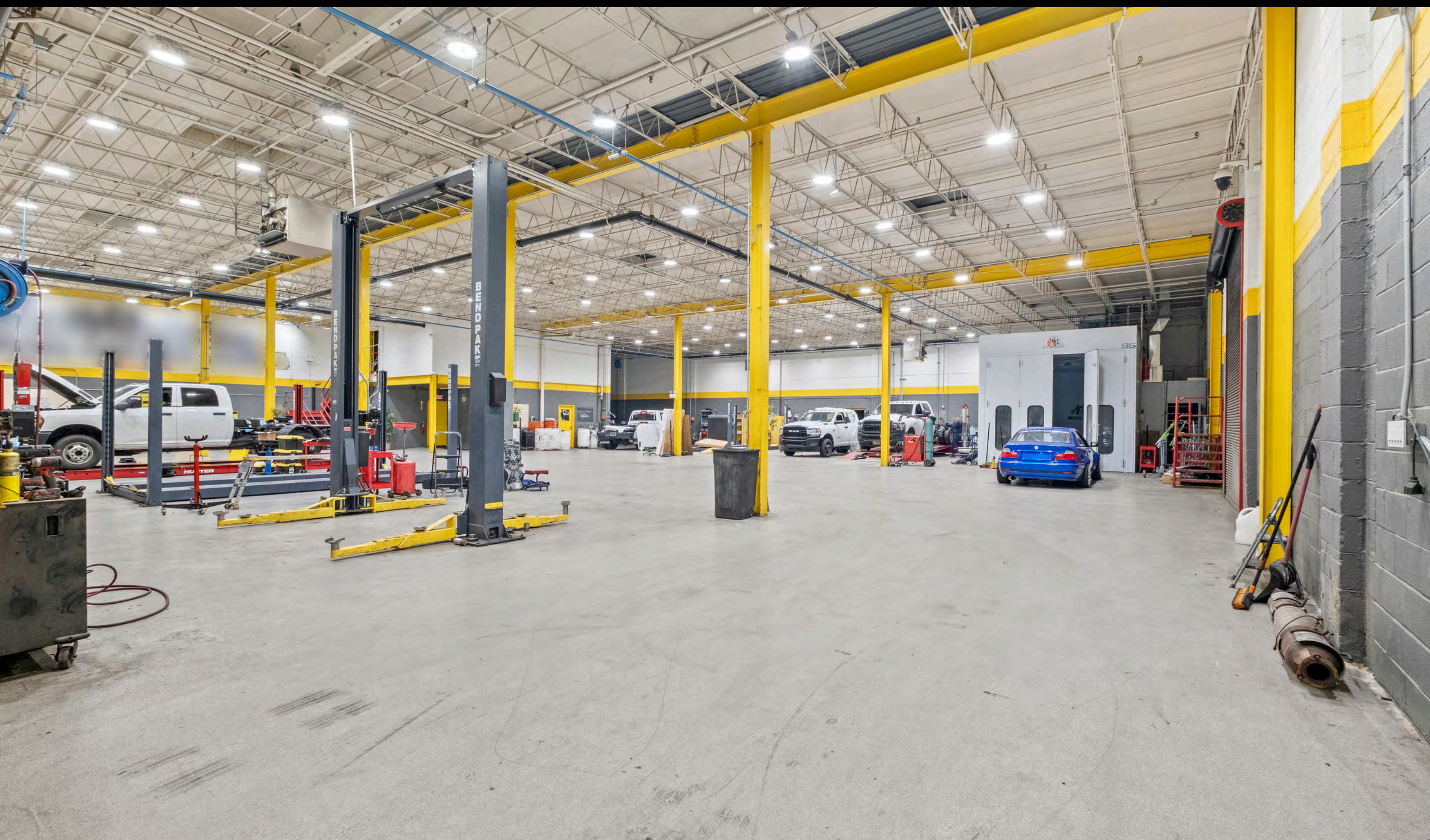
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# SHOP & PARTS ROOM PHOTOS

12



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# WAREHOUSE PHOTOS

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