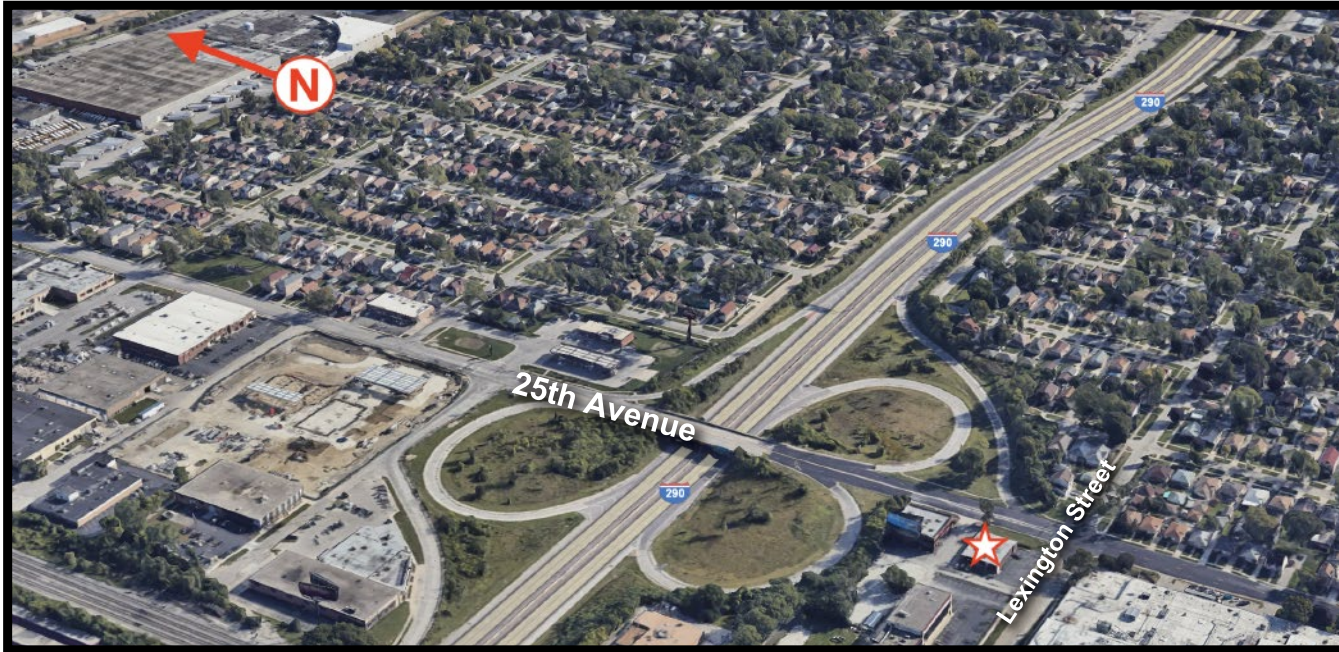


**FOR SALE – 4,844 s.f.
1850 S. 25th Avenue
Broadview, IL 60155**

THE POLIVKA GROUP LLC
COMMERCIAL | INDUSTRIAL REAL ESTATE BROKERAGE

75' TO I-290 EISENHOWER EAST ON-RAMP



- Size:** 4,844 s.f.
- Uses:** O/I Office and Industrial Zoning
Possible rezone to retail?
- Site Size:** 13,512 s.f. (.31 acre)
108.83' x 125'
- Details:** Built 1969, masonry
Offices 3,392 s.f. (70%)
3 privates, conference, reception, 1,672 s.f. general, lunchroom, two restrooms. 2 Comcast internet and 2 T1 internet services.
Warehouse 1,452 s.f. (30%)
22' x 66'; 12.33' clear; 10' x 12' drive-in door w/ opener; 6' x 12' pneumatic dock loading plate for deliveries; louvered roof exhaust fan; extensive security and exterior camera systems; wet fire sprinkler; white modified bitumen roof. **17,000 25th Ave. 165,600 I-290 daily traffic.**
- Power:** 600 amp 240 volt 3 phase
- Parking:** 19 cars
- Price:** \$749,000

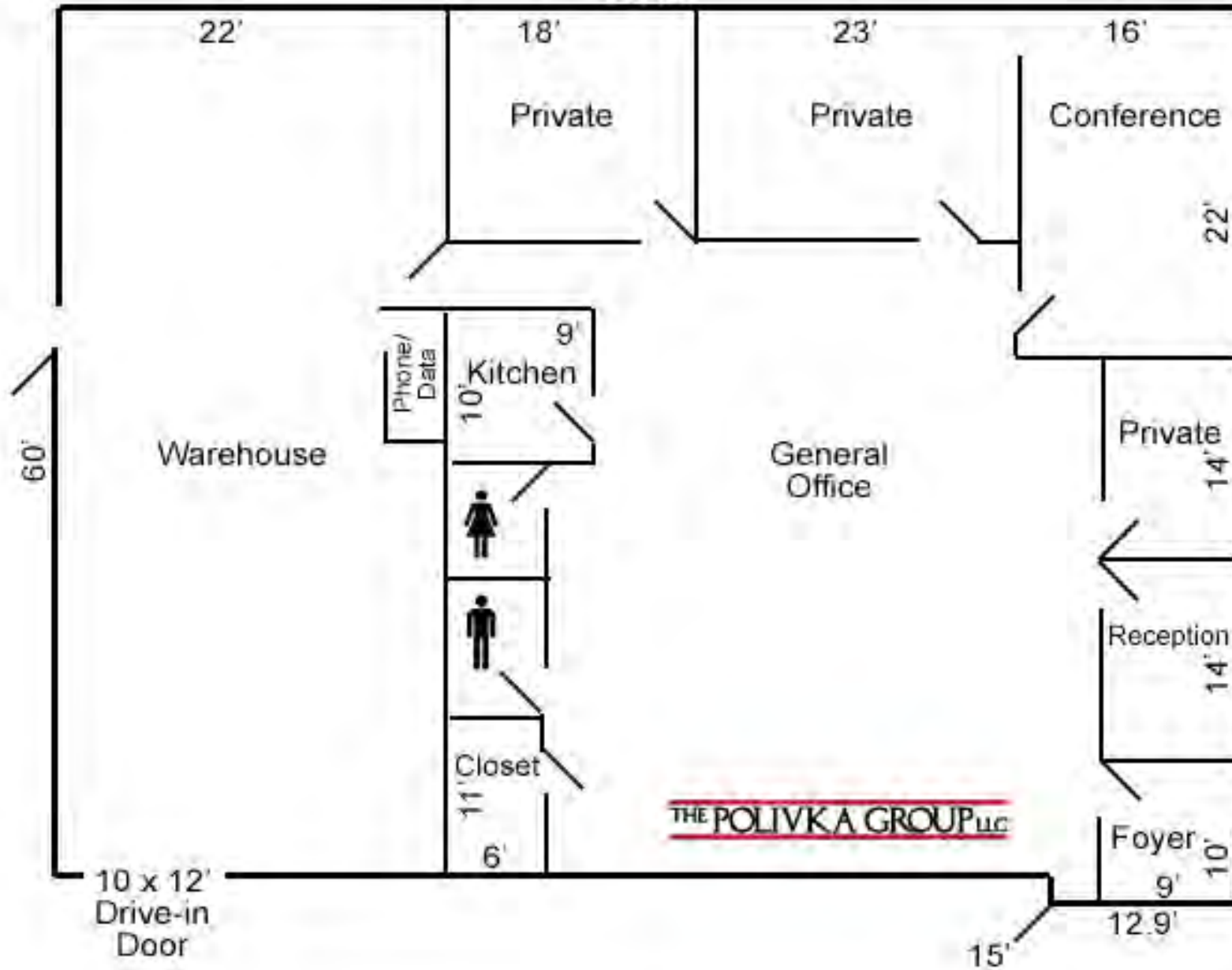
Exclusive: Andy Polivka, Broker

**Direct: 630.564.0017
apolivka@thepolivkagroup.com**

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

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