

48,009 SF

Industrial Property For Sale



BROWN
COMMERCIAL GROUP, INC.

933 TOWER ROAD, MUNDELEIN, IL 60060

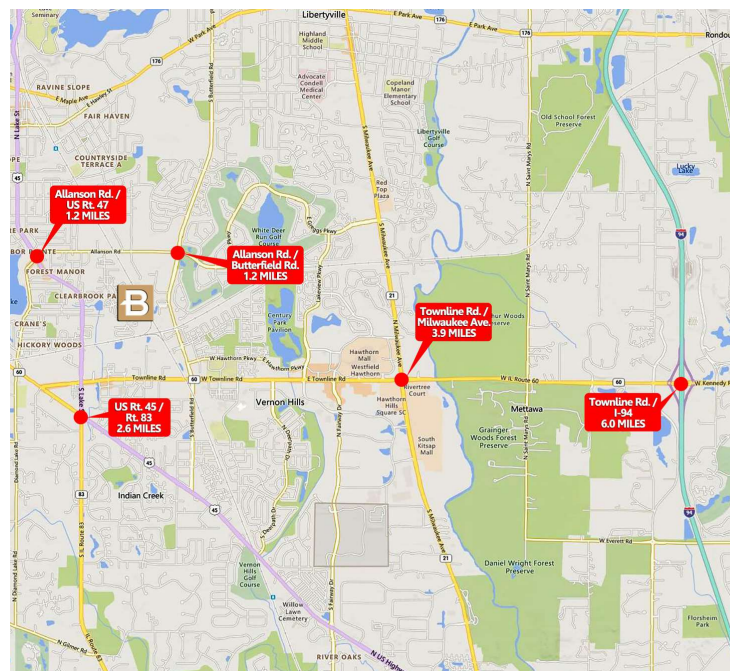


LOCATION DESCRIPTION

Established industrial park location with easy access to major transportation routes via nearby US. Rt. 45, Rt. 83, I-94.

PROPERTY OVERVIEW

- 48,009 SF Free-Standing Building (Expandable)
- 10% ± Office Space
- 4.56 Acre Site
- 24' Clear Height
- 3 Docks
- 2 Drive-in Doors
- Full ESFR Sprinkler System
- Heavy Power (3,000 Amps, 480 Volts)
- 72 ± Car Parking (Expandable)
- Potential Outdoor Storage
- Taxes: \$97,910.82 (\$2.04/SF)
- Sale Price: Subject To Offer



COLLIN TYRRELL

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

DAN BROWN, SIOR

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

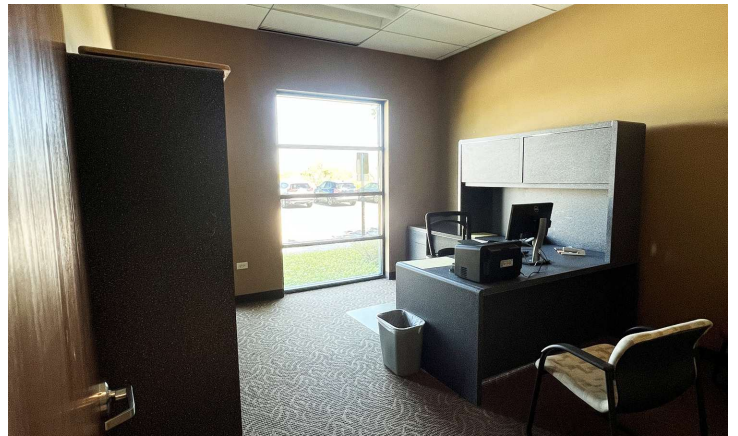
48,009 SF

Industrial Property For Sale



BROWN
COMMERCIAL GROUP, INC.

933 TOWER ROAD, MUNDELEIN, IL 60060



COLLIN TYRRELL

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

DAN BROWN, SIOR

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

//

1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

//

847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

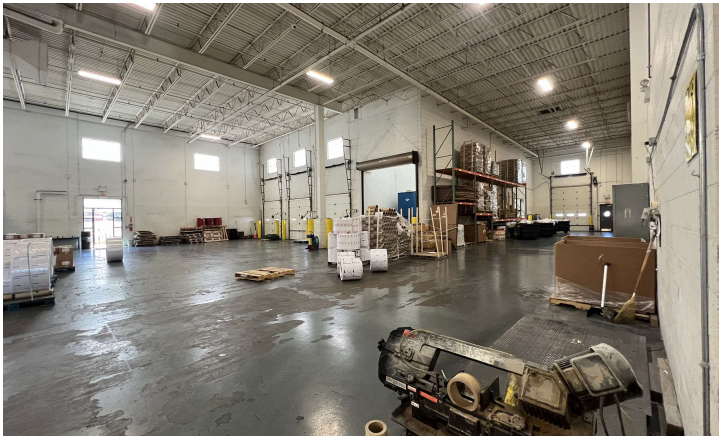
48,009 SF

Industrial Property For Sale



BROWN
COMMERCIAL GROUP, INC.

933 TOWER ROAD, MUNDELEIN, IL 60060



COLLIN TYRRELL

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

DAN BROWN, SIOR

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

//

1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

//

847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

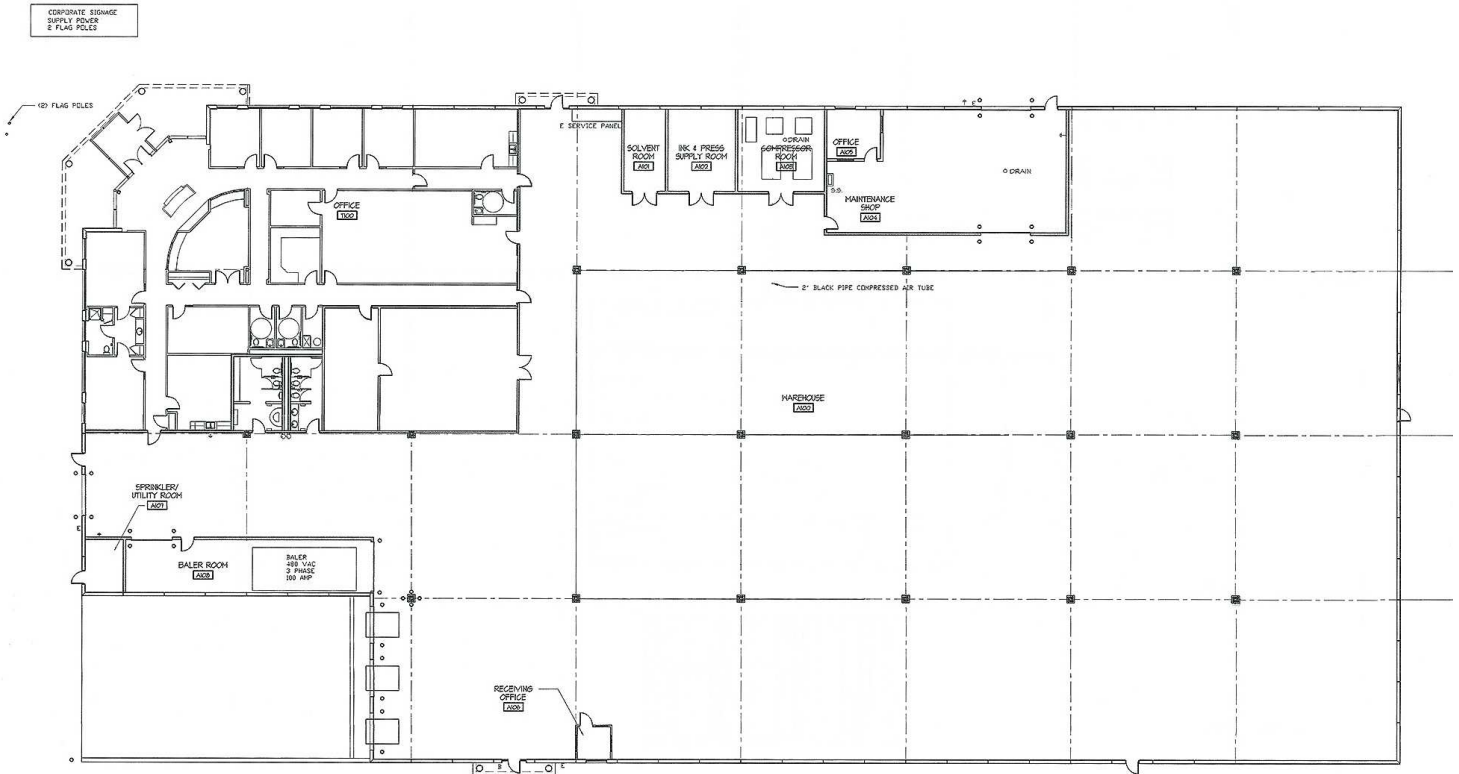
48,009 SF

Industrial Property For Sale



BROWN
COMMERCIAL GROUP, INC.

933 TOWER ROAD, MUNDELEIN, IL 60060



 **OFFICE / WAREHOUSE FLOOR PLAN**
Scale: 3/32" = 1'-0"

COLLIN TYRRELL

847.758.9200 x303

CTYRRELL@BROWNCOMMERCIAL.COM

DAN BROWN, SIOR

847.758.9200 x302

DBROWN@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice