



## 2600 W Washington Blvd

2600 W Washington Blvd, Bellwood, IL 60104



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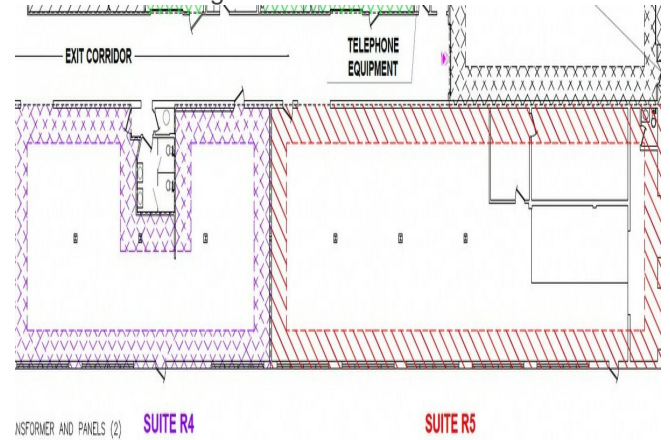


## 2600 W Washington Blvd

\$12.50 /SF/YR

Prime industrial location near the I-294, I-88, and I-290 expressway network, just north of I-290 at the corner of 25th Avenue and Washington Boulevard. This beautifully maintained building offers convenient employee and client parking, as well as efficient access for truck loading and unloading. Call to setup a showing!...

- Easy access to dock and drive in areas for loading and unloading. Really convenient entrance trough 25th AVE and Washington BLVD

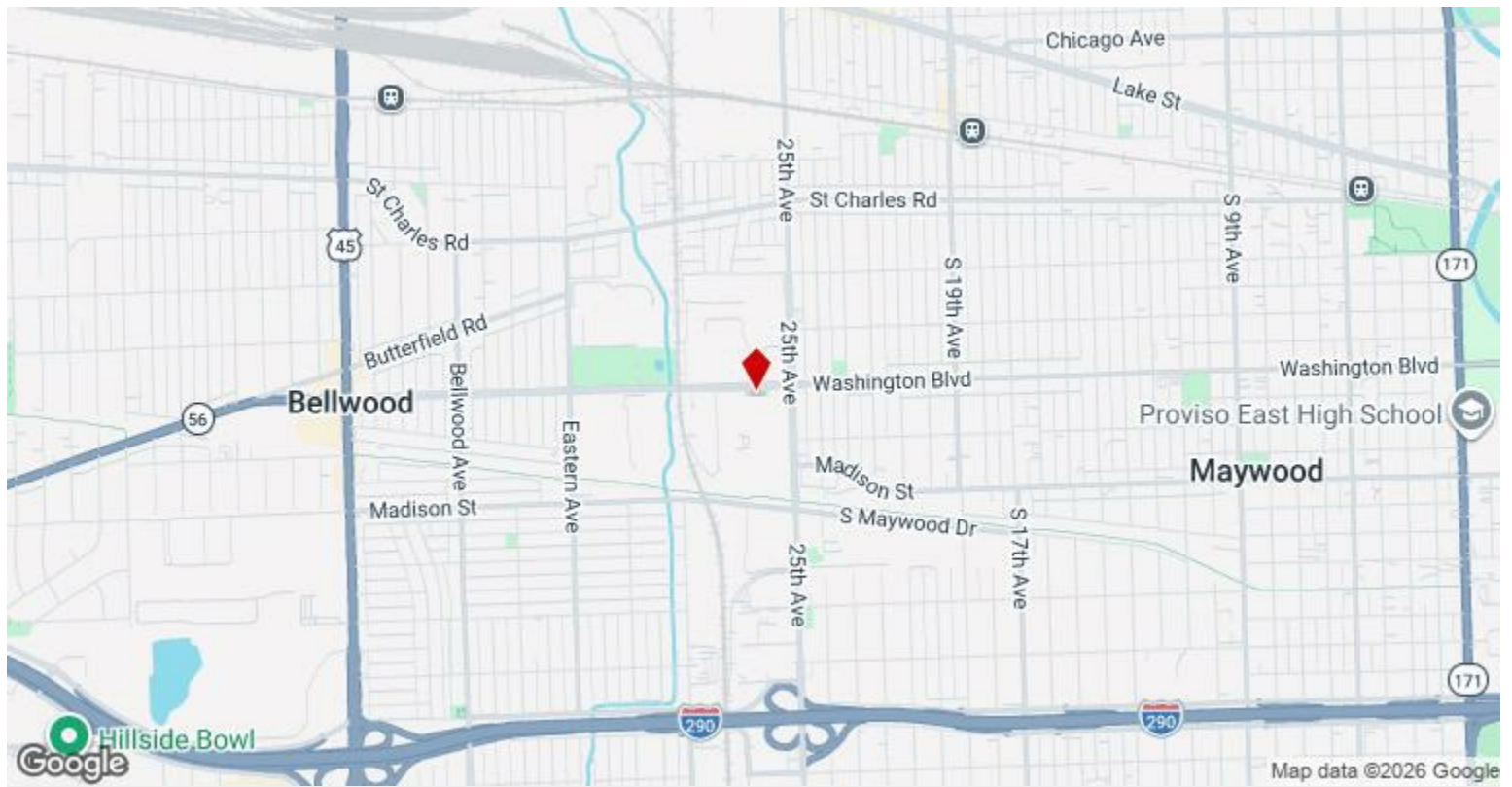


Rental Rate:	\$12.50 /SF/YR
Min. Divisible:	2,580 SF
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	B
Rentable Building Area:	42,685 SF
Year Built:	1958
Taxes:	\$0.27 USD/SF/MO
Operating Expenses:	\$0.01 USD/SF/MO
Rental Rate Mo:	\$1.04 /SF/MO

## 1st Floor Ste R4-R5

Space Available	2,580 - 6,725 SF
Rental Rate	\$12.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 Years

Spacious industrial lease opportunity offering one drive-in door and the flexibility to expand up to 6,725 square feet. With the additional square footage, the property also includes access to two exterior docks and dual access from Washington Boulevard and 25th Avenue. Prime industrial location near the I-294, I-88, and I-290 expressway network, just north of I-290 at the corner of 25th Avenue and Washington Boulevard. This beautifully maintained building offers convenient employee and client parking, as well as efficient access for truck loading and unloading. Call to setup a showing!



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# Property Photos



Aerial



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Primary Photo

## Property Photos



# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo

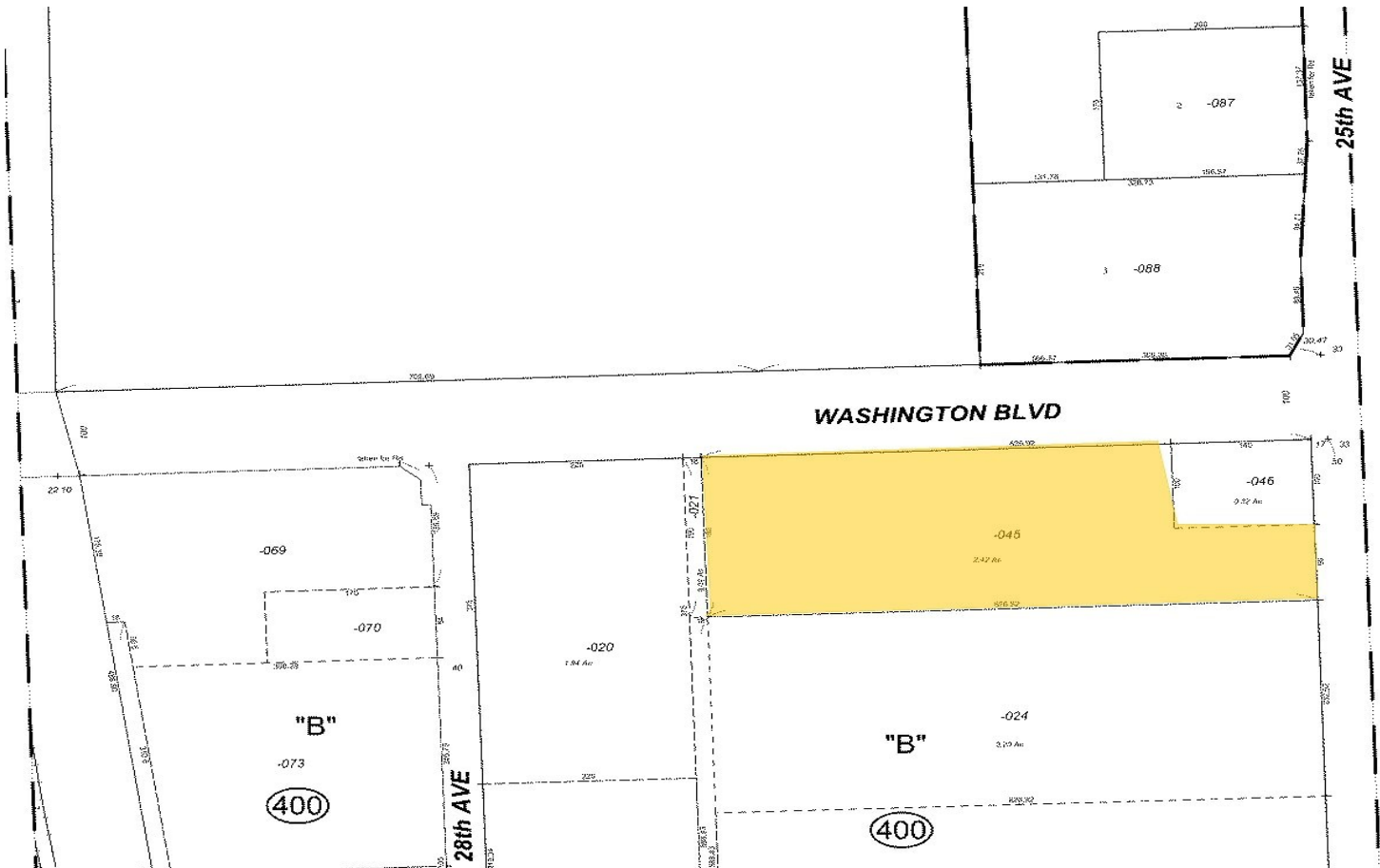


Building Photo

# Property Photos



Building Photo



# Property Photos



Building Photo



Building Photo

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Aerial



Building Photo

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Building Photo



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Building Photo



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