

11500 Melrose Ave., Franklin Park, IL

97,766 sf available for lease



Major renovations within the last 4 years

- Heavy power
- Trailer parking available
- AIB food safety cert. in place
- I-294 visibility and quick access to I-294, O'Hare, and Mannheim

Glenwood
Commercial Realty

Jason Talanian
773.914.3200
jtalanian@glenwoodcr.com

6925 W. Hobart Avenue, Chicago, IL 60631

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Building Size:	+/- 97,766 sf
Office:	+/- 10,000 sf (excludes mezz. office)
Site Size:	+/- 4.98 acres
Loading:	4 int. docks w/ levelers, 1 drive-in door
Power:	1200 amps @ 480V (single service)
Clear Height:	18' 6"
Column Spacing:	40 ft. x 30 ft.
Sprinkler:	New wet system with fire pump in 2019
Auto Parking:	149 stalls
Trailer Parking	Up to 39 stalls*
Construction:	Masonry
Zoning:	I-2
RE Taxes:	\$3.25 psf
Lease Rate:	Subject to Offer
Comments:	<ul style="list-style-type: none">- Exposure on I-294- 3k sf of A/C storage- Interior security fencing with electric gate in western warehouse area- AIB Food Certification currently in place




* Subject to IDOT easement through 2027, auto parking required to accommodate, and local zoning ordinance.

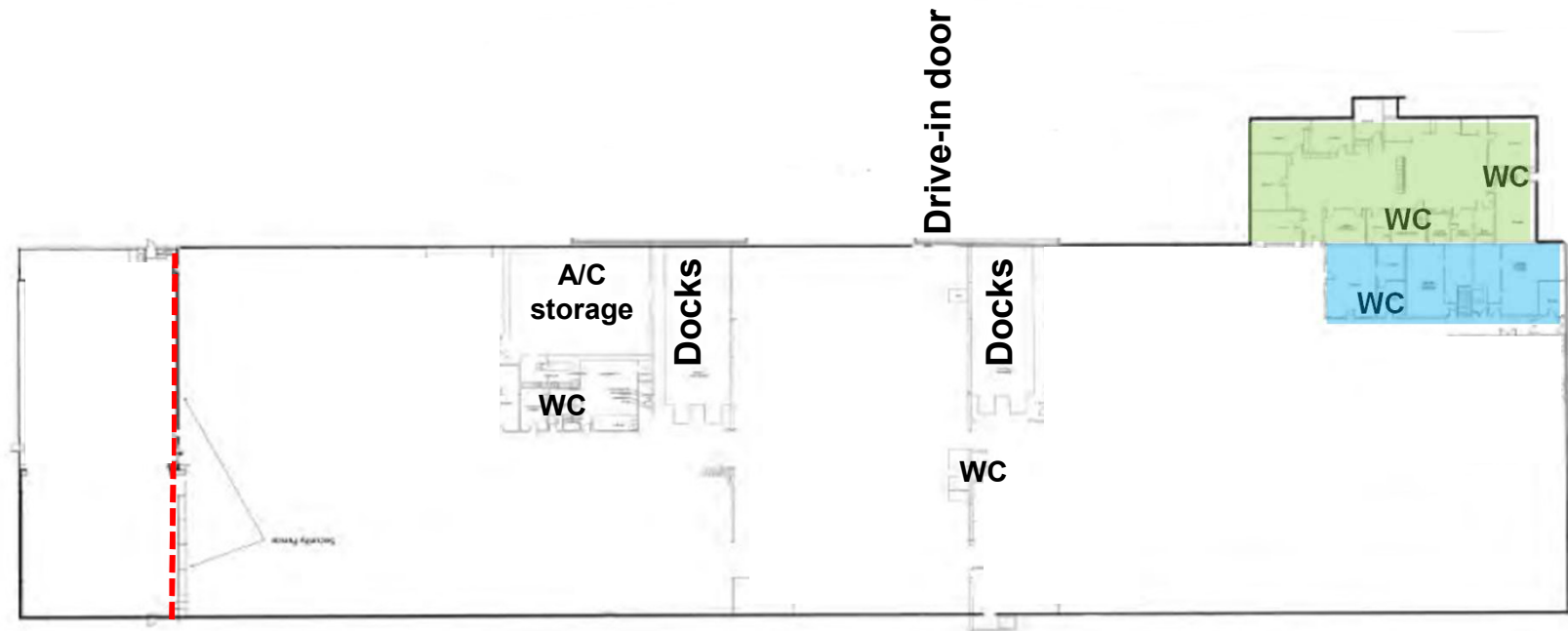
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-  Single story office, ~5,500 sf
-  2-story office, ~2700 sf each floor
(mezzanine not included in building sf)
-  Security fence with electric slide gate



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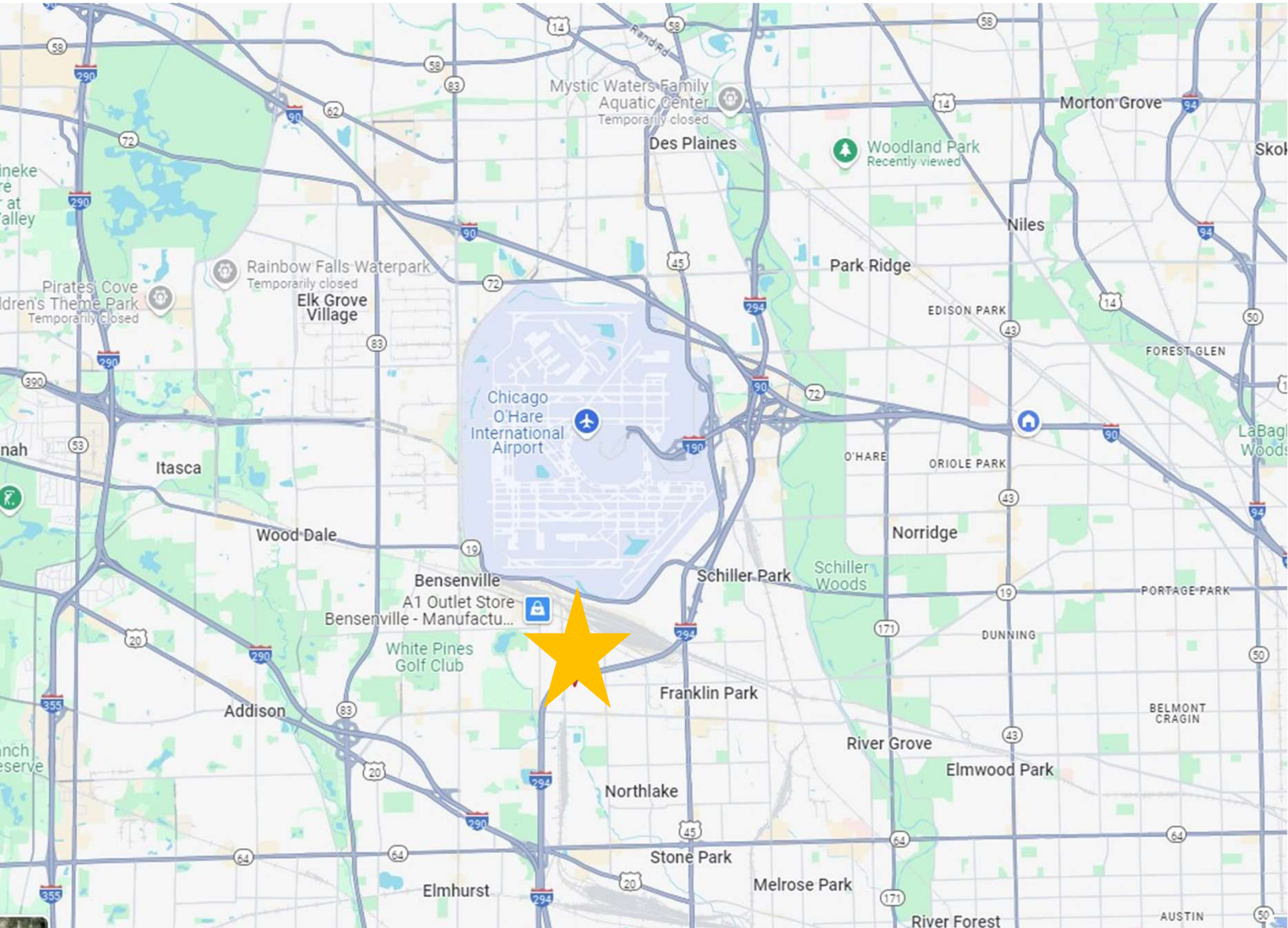
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No warranty/representation is made to the accuracy of the foregoing information. Terms of sale/lease and availability are subject to change or withdrawal without notice.

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