

145

UNIT 9, BURR RIDGE, IL 60527

± 4,000 SF
INDUSTRIAL BUILDING
FOR SALE



BURR RIDGE BUSINESS DISTRICT

MICHAEL O'LAUGHLIN | M.OLAUGHLIN@BESPOKECRE.COM | (+1) 312-637-3489 | LIC. #: 475.214.885
BILL LUSSOW, SIOR | BILL@BESPOKECRE.COM | (+1) 312-635-0124 | LIC. #: 471.014.355

bespoke
commercial real estate



PROPERTY OVERVIEW

FULL FEATURES:



Asking Price
SUBJECT TO OFFER



Power
277/480 VOLT 3 PHASE



Building Size
± 63,933 SF



Clear Height
18'



Office Area
± 2,000 SF
• ± 1,000 SF (1ST FLOOR)
• ± 1,000 SF (2ND FLOOR)



Zoning
IL (LIGHT INDUSTRIAL)



Warehouse
± 2,000 SF



Year Built/Construction
2002/2007



Property Type
O/I OFFICE & INDUSTRIAL



Sprinkler System
FULLY SPRINKLERED

LOADING:



Truck Doors
**1 SHARED TRUCK
HEIGHT DOCK**



Drive-In Door
1 DRIVE-IN-DOOR

TAXES & ASSESSMENTS

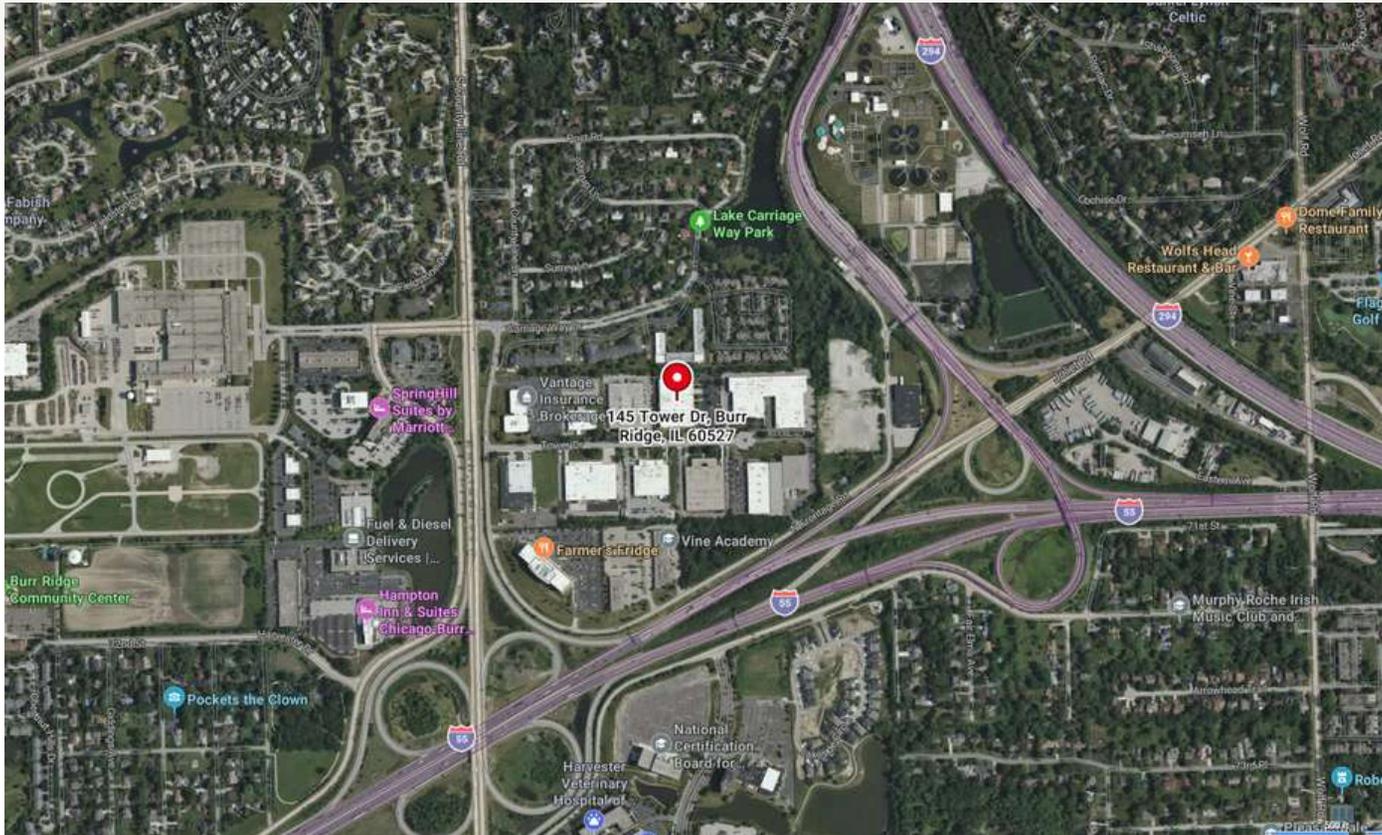


2024 Taxes
\$12,400



Association Fee's:
\$4,600 ANNUAL

AERIAL MAP



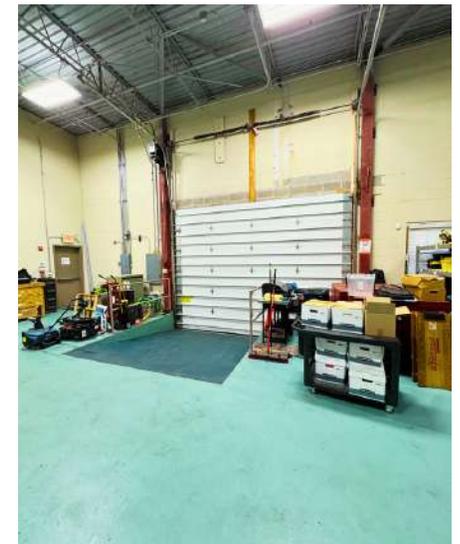
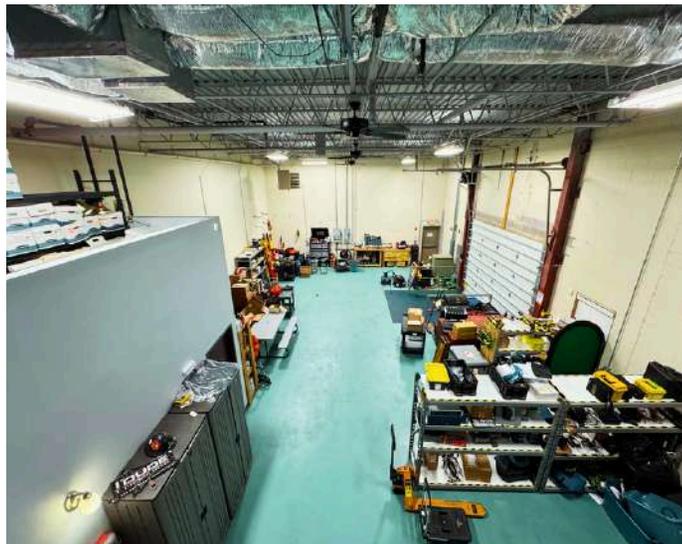
EXTERIOR

PHOTOS



INTERIOR

PHOTOS



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