



<b>NEW</b>	<b>Industrial Zoning</b>	<b>I Actual Zoning</b>	<b>34042 Approx. SqFt</b>	<b>Built 1991</b>
Industrial			Orig. List Price:	\$4,500,000
MLS #:	12694469		List Date:	07/02/2026
Township:			Listing Market Time:	1
Ownership:			Lease SqFt Yearly:	34042
Subtype: Manufacturing / Warehousing			List Price Per SF:	\$132.19
# Stories:	2		Sold Price Per SF:	\$0
# Units:			Monthly Rent Price:	
# Tenants:			Est. Ann. Passthru. \$/SF:	
# Parking Spaces:			Total Taxes:	\$99,984 - 2024
Unit SqFt:	34042			

**FOR SALE | Glendale Heights, IL - 34,042 SF High-Image Showroom & Industrial Facility** Asset Type: Industrial / Flex / Specialty Showroom Presenting a rare opportunity to acquire a premier, free-standing industrial facility in the heart of the Central DuPage submarket. This property is a meticulously maintained, 33,937 SF building situated on a 1.61-acre site. Currently serving as a flagship stone and tile showroom, the property offers a high-end corporate image combined with heavy-duty industrial functionality, making it an ideal acquisition for an owner-user or a strategic addition to a commercial portfolio. Investment & Property Highlights: Prime DuPage Location: Nestled in a high-demand industrial corridor with a historically low vacancy rate. High-Visibility Showroom: The front-of-house features a sophisticated, modern showroom with high ceilings and premium finishes, designed to cater to high-end wholesale or retail clientele. Warehouse Capacity: \* Clear Height: Est. 23'+ allowing for significant racking and storage density. Loading: Equipped with multiple exterior docks and drive-in doors for versatile shipping/receiving. Construction: Durable masonry construction (Built 1991). Site Versatility: The 1.61-acre lot provides ample parking for employees and customers, with potential for outdoor storage or future expansion under Industrial (I) zoning. Strategic Logistics: Located less than 2 miles from the I-355 and Army Trail Road interchange, providing seamless access to I-290, I-88, and O'Hare International Airport (approx. 25 minutes). Confidentiality & Showings: This property is currently occupied. Please do not disturb the current occupants. All tours must be scheduled in advance through the listing broker.

**General**

Area:	139	Gross Rentable Area:	
City, State, Zip:	Glendale Heights, IL 60139	Net Rentable Area:	
County:	DuPage	Investment (Y/N):	
Township:		User (Y/N):	
Unincorporated (Y/N):		Approximate Age:	26-35 Years
Zoning Type:	Industrial	Ownership Type:	
Actual Zoning:	I	Frontage/Access:	
Approx Year Built:	1991	Current Use:	
Built Before 1978 (Y/N):	No	Potential Use:	
Lease Type:		Known Encumbrances:	
Estimated Cam/Sf:		Client Needs:	
Estimated Tax/Sf:		Client Will:	
Min Avail Sq Ft (Rentable):	34042	Geographic Locale:	East/West Corridor, O'Hare, Northwest Suburban
Max Avail Sq Ft (Rentable):	34042	Location:	
Directions: Army Trail Road to Glen Ellyn Road (SOUTH) to Mitchell (WEST)		PIN:	0226313009
Relist (Y/N):		Multiple Pin Numbers:	No

**Exterior Features**

Lot Dimensions:	196.9 x 394.2 X 106.5 X 312.2	Bay Size:	
Lot Sq Ft:	70132	Construction:	
Lot Size Source:		Exterior Building Type:	
Approx Total Bldg Sq Ft:	34042	Foundation:	
# Of Stories:	2	Roof Structure:	

Approx Office Sq Ft:	2332	Roof Coverings:	
Door Dimension:		Docks:	
# Of Freight Elevators:		Misc Outside:	
Ceiling Hgt Max Ft:	23	# Of Parking Spaces:	
Ceiling Hgt Max In:	0	Indoor Parking:	
Ceiling Hgt Min Ft:	22	Outdoor Parking:	
Ceiling Hgt Min In:	0	Parking Ratio:	
Clear Span (Y/N):			

**Interior Info**

# Of Units:		Misc Inside:	
# Of Tenants:		Floor Finish:	
Extra Storage Spaces Available (Y/N):			

**Utilities/Green**

Air Conditioning:	Central Air, Partial, Ceiling Fans	HERS Index Score:	
Electrical Service:	480V Power, Other/Unknown	Green Supporting Documents:	
Heat/Ventilation:	Gas, Radiant, Ceiling Fans, Other	Energy/Green Building Rating Source:	
Fire Protection:	Alarm Monitored, Fire Extinguisher/s, Hydrants On Site, Smoke or Fire Protectors, Sprinklers-Wet, Other	Green Features:	
Water Drainage:			
Utilities To Site:			
Tenant Pays:			

**Financial**

Gross Rental Income \$:	\$0	Cap Rate:	
Total Monthly Income:		Taxes:	\$99,984 - 2024
Total Annual Income:	\$0	Total Annual Expense:	\$0
Net Oper Income \$:	\$0	Loss Factor :	
Operating Expense Includes:			

**Listing Info**

Property Offered:	For Sale Only	Off Market Date:	
Original List Price:	\$4,500,000	Contingency:	
Original Rent Price:		Financing:	
List Price:	\$4,500,000	Concessions:	
Rental Price (\$ per SF/Year):		Sales Terms:	
List Date:	07/02/2026	Possession:	
List Date Rcvd:	07/02/2026	Broker Owned/Interested:	No
List Mkt Time:	1		
Closed Date:			
Rented Date:			
Contract Date:			

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.