

INDUSTRIAL
AND FLEX
BUILDING

FOR SALE
OR LEASE

±9,400 SF
AVAILABLE

I-55
VISIBILITY

RARE
SMALLER
FREESTANDING
BUILDING


TRANSWESTERN
REAL ESTATE
SERVICES

15W268 & 15W278 N FRONTAGE RD

Burr Ridge, IL 60527



PROPERTY SPECIFICATIONS

- AVAILABLE SIZE: ±9,400 SF (±4,600 SF DIVISIBLE)
- BUILDING SIZE: ±9,400 SF
- OFFICE SIZE: ±5,000 SF (±2,500 SF 1ST FL. / ±2,500 SF 2ND FL.)
- LAND SIZE: ±0.38 AC
- CLEAR HEIGHT: 16'
- LOADING: 4 DIDs (12'W X 14'H)
- POWER: 400A / 240V (200A EACH UNIT)
- PARKING: 10+ SPACES
- HEATING: GAS FORCED AIR
- ZONING: B2 GENERAL BUSINESS
- YEAR BUILT: 1982 / 1986
- RE TAXES: \$1.38 PSF (2023 PAID IN 2024)
- CAM: TBD
- SALE PRICE: STO (SUBJECT TO OFFER)
- LEASE RATE: STO (SUBJECT TO OFFER)

PROPERTY HIGHLIGHTS

- Rare Smaller Freestanding Building
- DuPage County Taxes
- I-55 Visibility
- Trench Drains
- State of the Art Fire Alarm

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Executive Vice President

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