INDUSTRIAL **AND FLEX BUILDING**

FOR SALE **OR LEASE**

±9,400 SF AVAILABLE VISIBILITY

T **TRANSWESTERN**

> REAL ESTATE SERVICES

15W268 & 15W278 N FRONTAGE RD

Burr Ridge, IL 60527





PROPERTY SPECIFICATIONS

4 DIDs (12'W X 14'H)

GAS FORCED AIR

±9,400 SF

±0.38 AC

10+ SPACES

1982 / 1986

16'

±9,400 SF (±4,600 SF DIVISIBLE)

400A / 240V (200A EACH UNIT)

±5,000 SF (±2,500 SF 1ST FL. / ±2,500 SF 2ND FL.)

- AVAILABLE SIZE:
- BUILDING SIZE:
- OFFICE SIZE:
- LAND SIZE: CLEAR HEIGHT:
- LOADING: POWER:
- PARKING:
- HEATING:
- ZONING:
- YEAR BUILT: RE TAXES:
- CAM:
- SALE PRICE: • LEASE RATE:

\$1.38 PSF (2023 PAID IN 2024) TBD STO (SUBJECT TO OFFER) **STO** (SUBJECT TO OFFER)

B2 GENERAL BUSINESS

PROPERTY HIGHLIGHTS

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

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INDUSTRIAL AND FLEX BUILDING

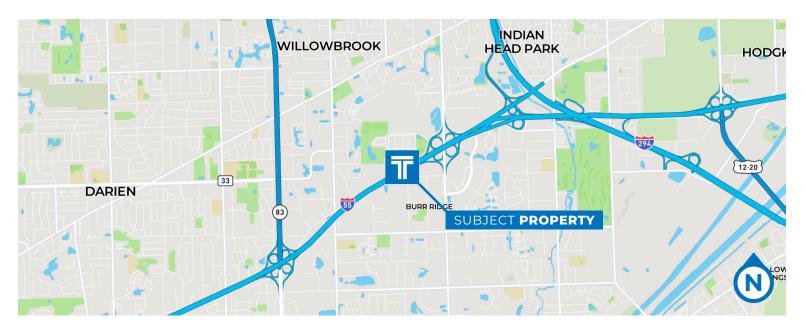
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