

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±23,125 SF
ON ±1.38 AC**

Immaculate
Office Finishes
and Clean
Warehouse

Ample Parking
on Large
Land Site



TRANSWESTERN

REAL ESTATE
SERVICES

325 W. FAY AVENUE

Addison, IL 60101

[Property Website](#)

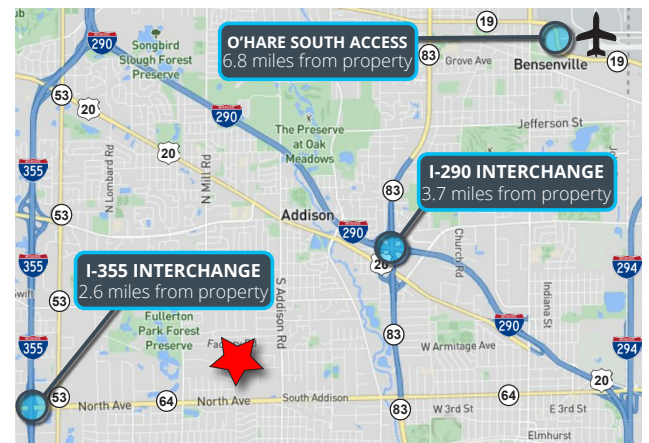


SPECIFICATIONS

- Building Size: ±23,125 SF
- Land Area: ±1.38 AC
- Office Size: ±3,000 SF
- Ceiling Height: ±14'
- Loading: 2 Docks / 1 DID
- Cranes: (1) 3-ton Crane
- Power: 800 Amps
- Year Built: 1965
- Construction: Masonry
- Heating: Gas
- RE Taxes: \$1.58 PSF (2023)
- **Lease Rate: \$12.25 PSF MG**
- **Sale Price: Subject to Offer**

HIGHLIGHTS

- Immaculate office finishes
- Clean warehouse
- Heavy power
- Ample parking on large land site
- Zoned M2 (General Mfg.)
- Low DuPage County taxes
- Easy access to I-355 via Rte 64



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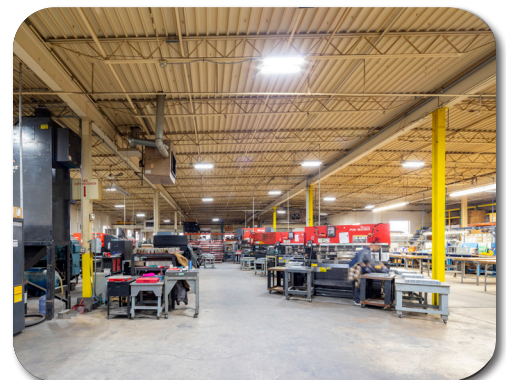
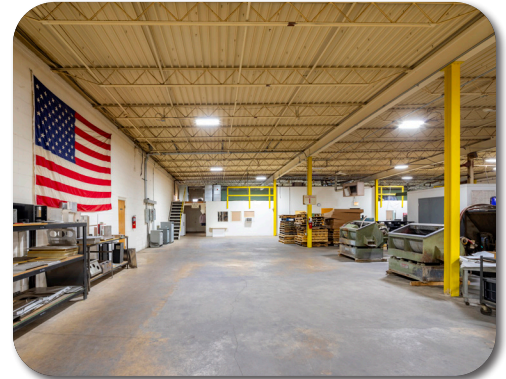
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PROPERTY PHOTOS



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