

4212 St. Charles Rd - Bellwood, IL

Available: 13,500 SF



FOR SALE or LEASE: 13,500 SF Building with Fenced & Secured Lot

BUILDING SIZE: 13,500 SF

OFFICE: +/- 12,500 SF (Can be reduced)

WAREHOUSE: +/- 1,000 SF

LOT SIZE: +/- .77 Acres

LOADING: 1 Drive-In Door

CEILING HEIGHT: 20' Drive-In Door Ceiling Height

ZONING: B-1

AGE: ~1955

PARKING: 55 spaces

SPRINKLERED: Yes

REAL ESTATE TAXES: \$6.94 PSF - 2023 payable in 2024

LEASE RATE: SUBJECT TO OFFER

SALE PRICE: \$850,000 (\$62.96 PSF)

- Electrical gate for parking lot
- Building is wired for an alarm system
- Heavy Power



SCAN FOR LISTING



ENTRE
Commercial Realty LLC

Marc Bartolini
708-256-9615
mbartolini@entreccommercial.com

Dan Benassi, SIOR
Managing Broker
847-310-4298
dbenassi@entreccommercial.com

Dan Jones, SIOR
847-310-4299
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PHOTOS



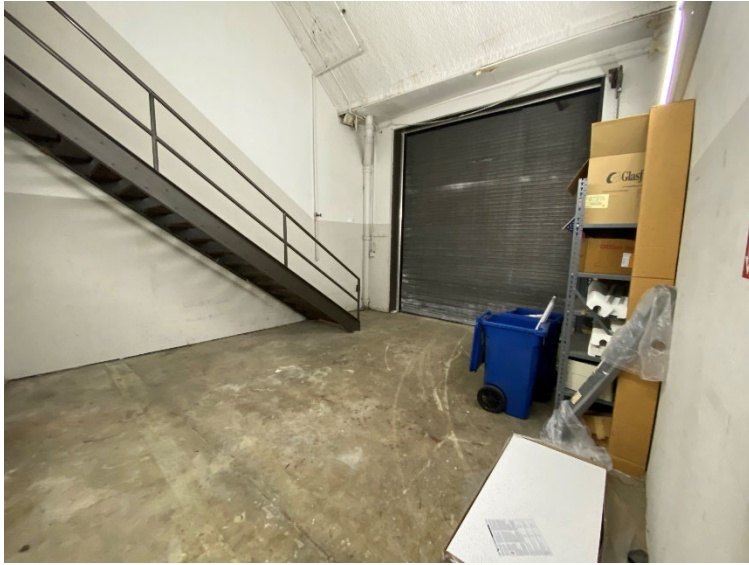
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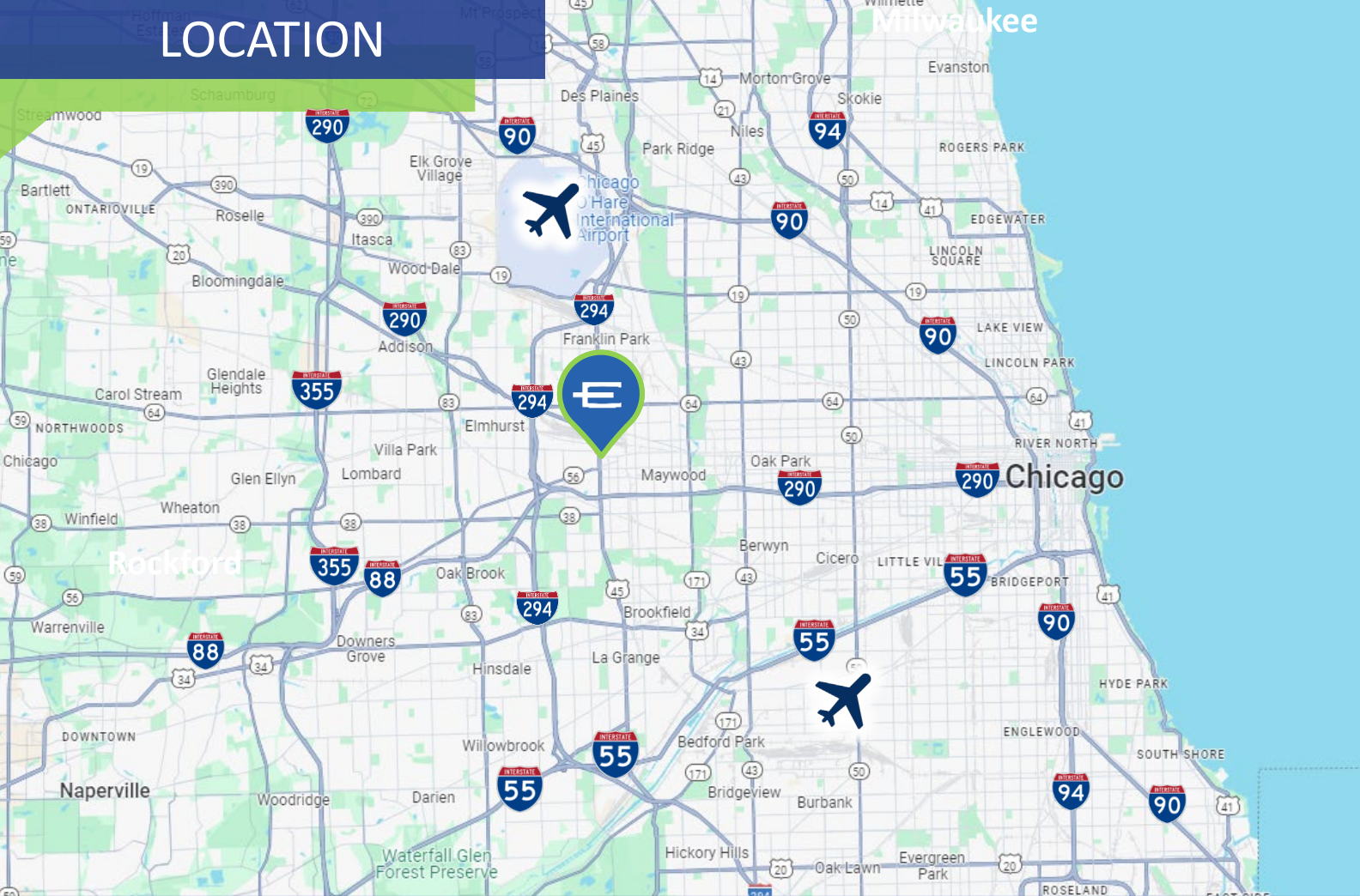
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LOCATION



4212 St. Charles Rd – Bellwood, IL



**9 Miles from
O'Hare Intl
Airport**



**Located 2 Miles
from I-290
Interchange**



**14 Miles from
Midway Intl
Airport**