

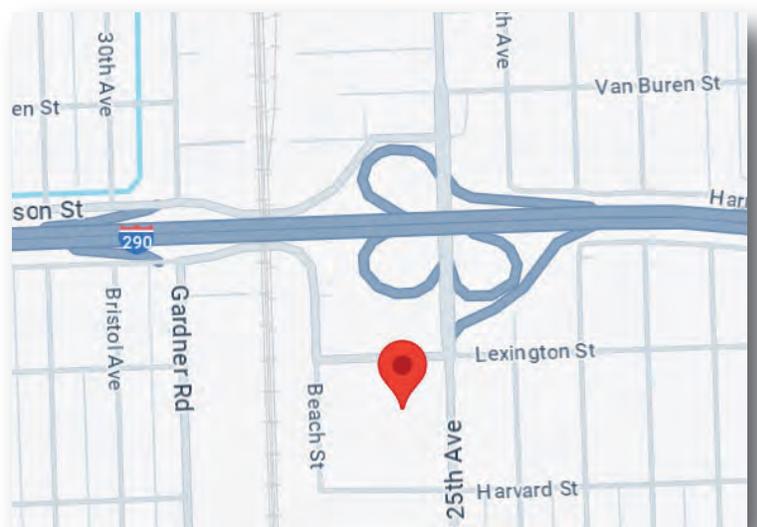
HIGH POWER MANUFACTURING BUILDING AVAILABLE

18,500 Amps of Heavy Power Headquarter Space with Superior Location



1900 S. 25TH AVENUE, BROADVIEW, ILLINOIS

- Available: 192,495 SF
- Office Area: 30,026 SF
- Warehouse Office: 1,200 SF
- Term: Through 1/31/2034
- Rental Rate: **\$5.75 Net**
- Available for Occupany July 1, 2025



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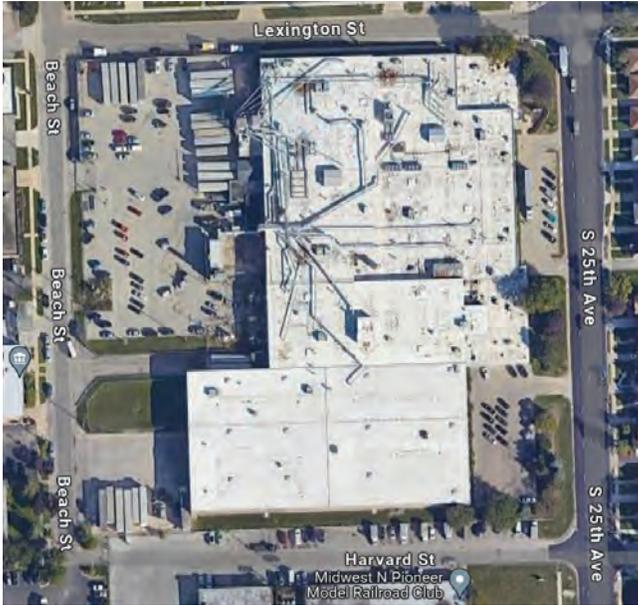
COMMERCIAL REAL ESTATE ADVISORS

REOLOGIE LLC | 34 SHOREWOOD DRIVE, GALENA, IL 61036

ELLEN M. STEINBRECHER
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312.203.8446 | ellen@reologie.com

SHONNAN L. KOZUCH
Director - Client Services
708.655.7717 | shonnan@reologie.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease & availability are subject to change/withdrawal without notice.



-  **Ceiling Height:**
 - 42,200 SF at 14' clear
 - 124,020 SF at 24' clear
-  **Loading: 6 interior docks**
-  **Parking: 190 spaces**
-  **Roof: 4 to 7 years old**

-  **Fully Sprinklered**
-  **Power: 18,500 amps @ 480 volts**
 - Two 4,000 amps
 - Two 3,000 amps
 - One 2,500 amps
 - One 2,000 amps



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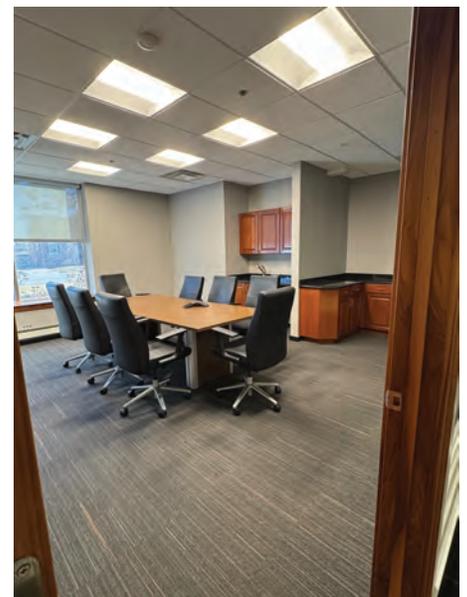
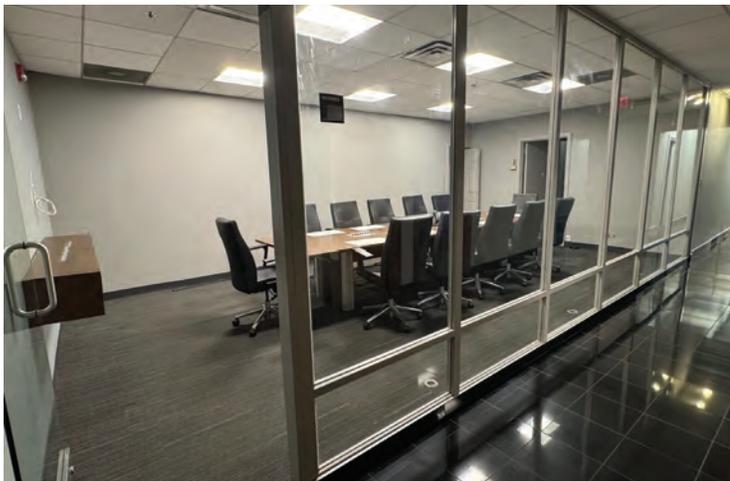
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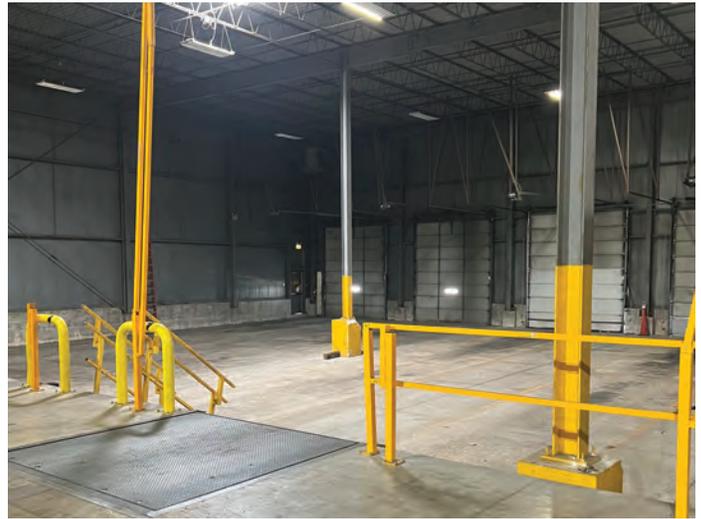
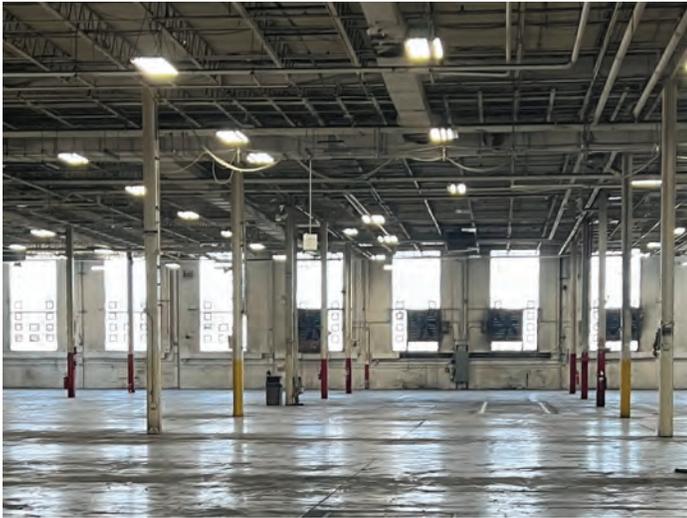
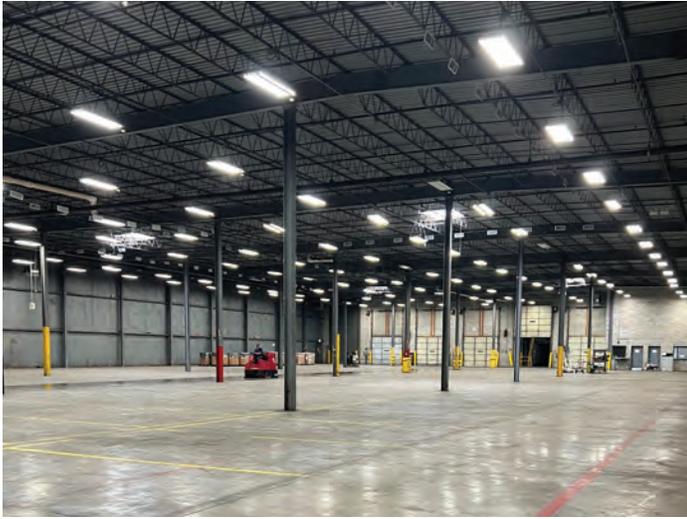
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