

4250-4252 Old River Road, Schiller Park, IL

Available: 8,525 SF



For Sale: 8,525 SF Flex Space in Prime O'Hare Market Area

AVAILABLE: 8,525 SF

LAND: 16,625 SF | 0.38 Acres

CONSTRUCTION: Masonry

CAR PARKING: Abundant Public Parking

YEAR BUILT: 1975

LOADING: 1 Drive-In Door (14' X 16')

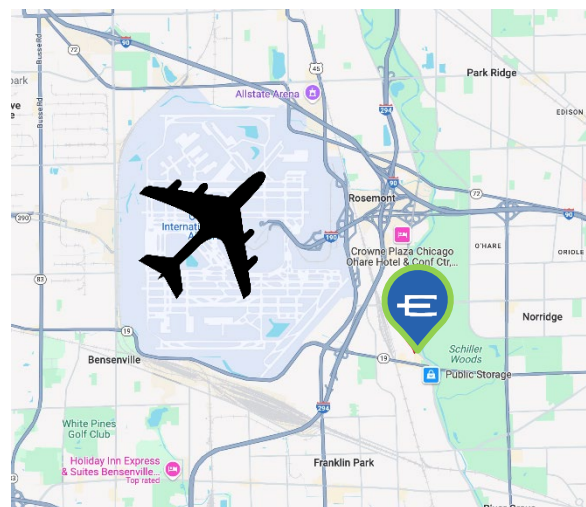
CLEAR HEIGHT: 16'

ZONING: C-2

POWER: 800 Amp/240 Volts/3 Phase

RE TAXES: \$4.33 PSF (Paid in 2023)

SALE PRICE: \$595,000 (\$69.75 PSF)



**ENTRE**  
Commercial Realty LLC

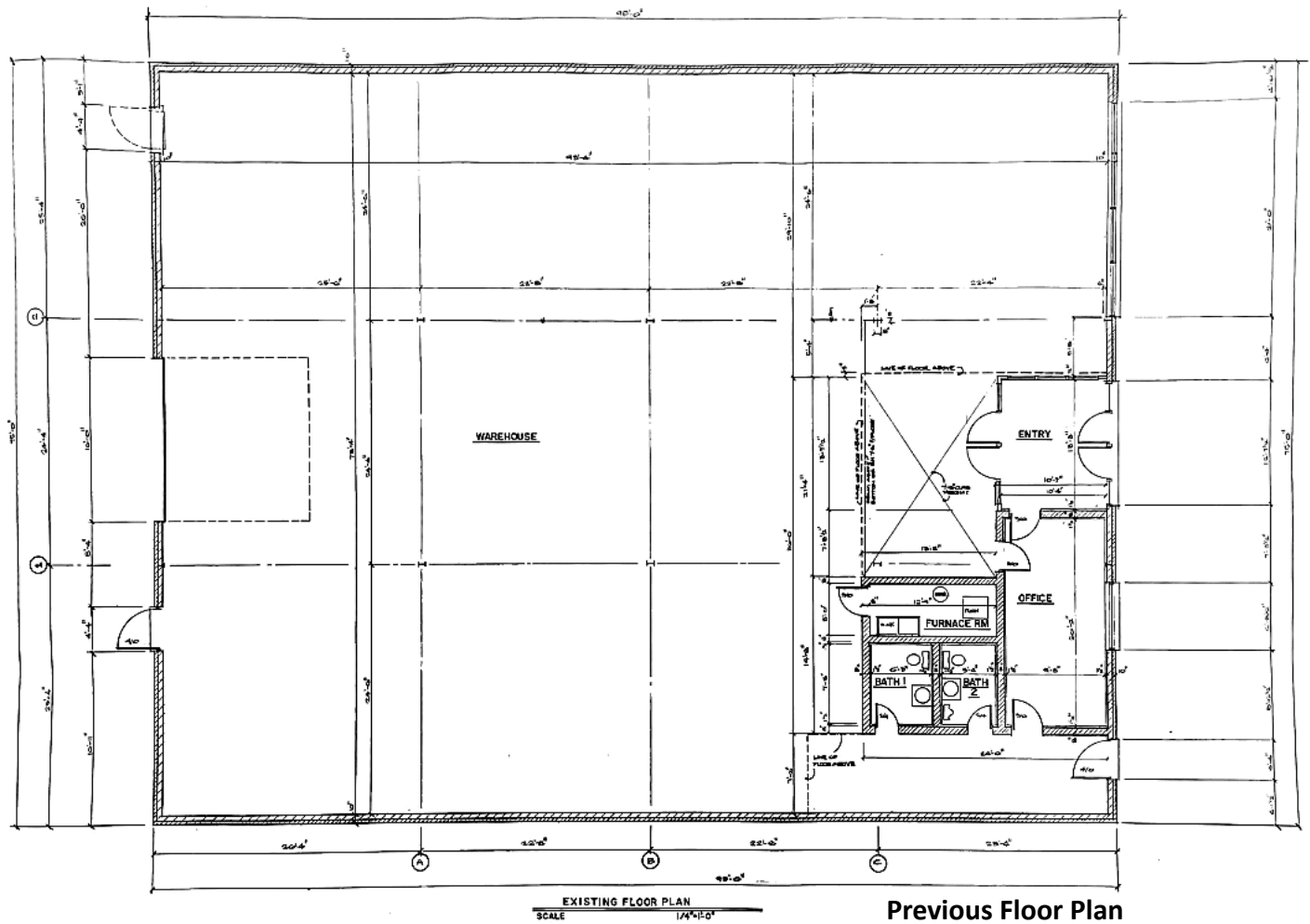
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The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

# AS-BUILT PLAN



## Facility Highlights



**OVERSIZED  
DID (14'x16')**



**HEAVY POWER  
INFRASTRUCTURE**



**RECENT UPGRADES:  
BUILDING TUCKPOINTING,  
HVAC EQUIPMENT**

**ENTRE**  
Commercial Realty LLC

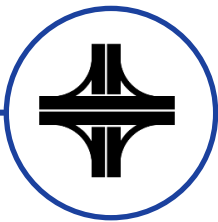
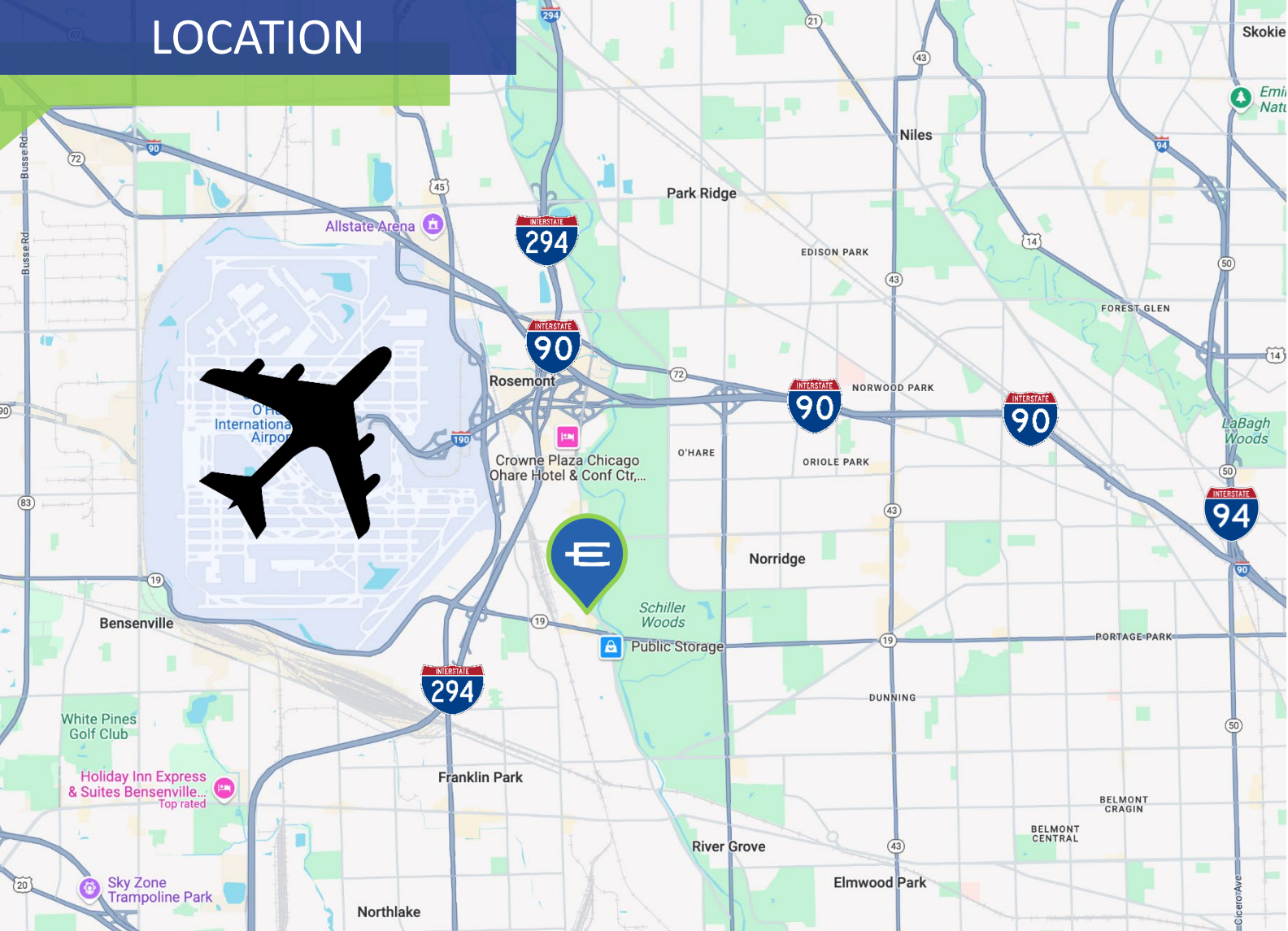
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# LOCATION



**HWY ACCESSIBILITY TO  
I-294, I-290 & I-90**



**MINUTES FROM  
O'HARE INT'L AIRPORT**



**LOCATED IN O'HARE  
MARKET AREA**