

Industrial/Commercial Warehouse with Office

FOR SALE

123 N. 10th Ave., Melrose Park, IL 60160



Offering Summary

Sale Price: \$895,000
Lot Size: 0.36 Ac
Total SF: +/-11,400

PROPERTY HIGHLIGHTS

Warehouse:	+/- 8,100Sf
Office:	+/- 2,400Sf
DIDs:	1 10x11
Clear Hight:	12'5"
Power:	200A; 3 Phase
Loading Dock:	1

Flex and versatile Industrial/Commercial property with office space in Melrose Park, IL. Total building 11,400SF. The +/- 8,100SF warehouse can be easily adapted to various uses and accommodate many types of business operations, such as a tech company, local service or utility business, transportation and distribution company with warehousing, construction contractor, home improvement items for sale, distribution with product showroom. Entire building has fire sprinkler system. High power; 200A and 3 phase. One 10' x 11' drive-in-door and a 30' long drive in dock, 12'5" clear ceiling. The building structure allows additional and larger drive-in-doors to be installed and warehouse space expanded. Open office space can be converted to several private offices. This is a solid building for your business or as an investment for a steady income. Great location, right on Lake Street and 2 miles North from Eisenhower Expressway I-290.



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