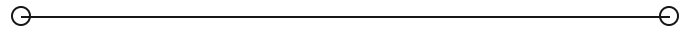


SALE / LEASE

400 W Belden Ave

ADDISON IL 60101

DuPage County



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	\$13.50 SF/yr (MG)
AVAILABLE SF:	2,000
BUILDING SIZE:	12,190 SF
LOT SIZE:	0.54 Acres
UNITS:	4
OCCUPANCY:	100%
YEAR BUILT:	1960
LOADING:	4 Drive-In-Doors
CLEAR HEIGHT':	14'

PROPERTY DESCRIPTION

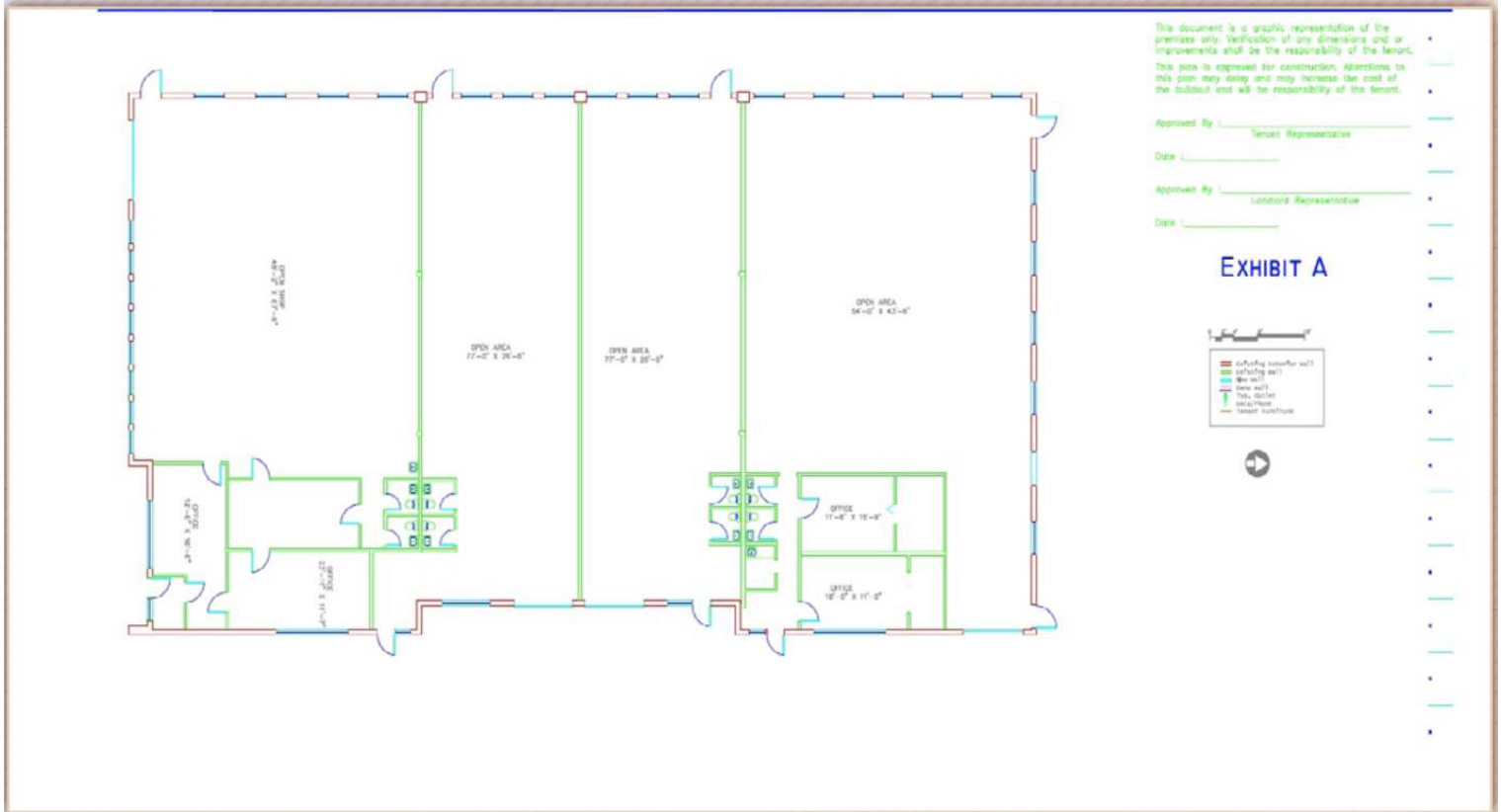
In the bustling industrial heart of Addison, IL, the exceptional 12,190 SF building at 400 Belden Ave represents an investment opportunity. A rare multi-tenant industrial property, where four units. Each contributes to a robust, steady income stream. Subject to DuPage County Taxes and possessing excellent highway accessibility to I-355, I-290, Rte. 53 and Rte. 83, 400 Belden Ave., offers a fantastic opportunity. Additionally, this property has had recent interior office upgrades made and offers ample parking to tenants.

In a market where vacancies can be a concern, this property shines with a coveted 100% occupancy rate, underscoring its desirability and strategic location. The tenants are firmly rooted, drawn by the village's vibrant industrial ecosystem and the building's versatile, well-maintained spaces.

This is more than just real estate; it's a gateway to expanding your portfolio with confidence. Each unit at 400 Belden Ave stands ready to deliver reliable returns, making this property a cornerstone investment in Addison's thriving industrial landscape.

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FLOOR PLAN



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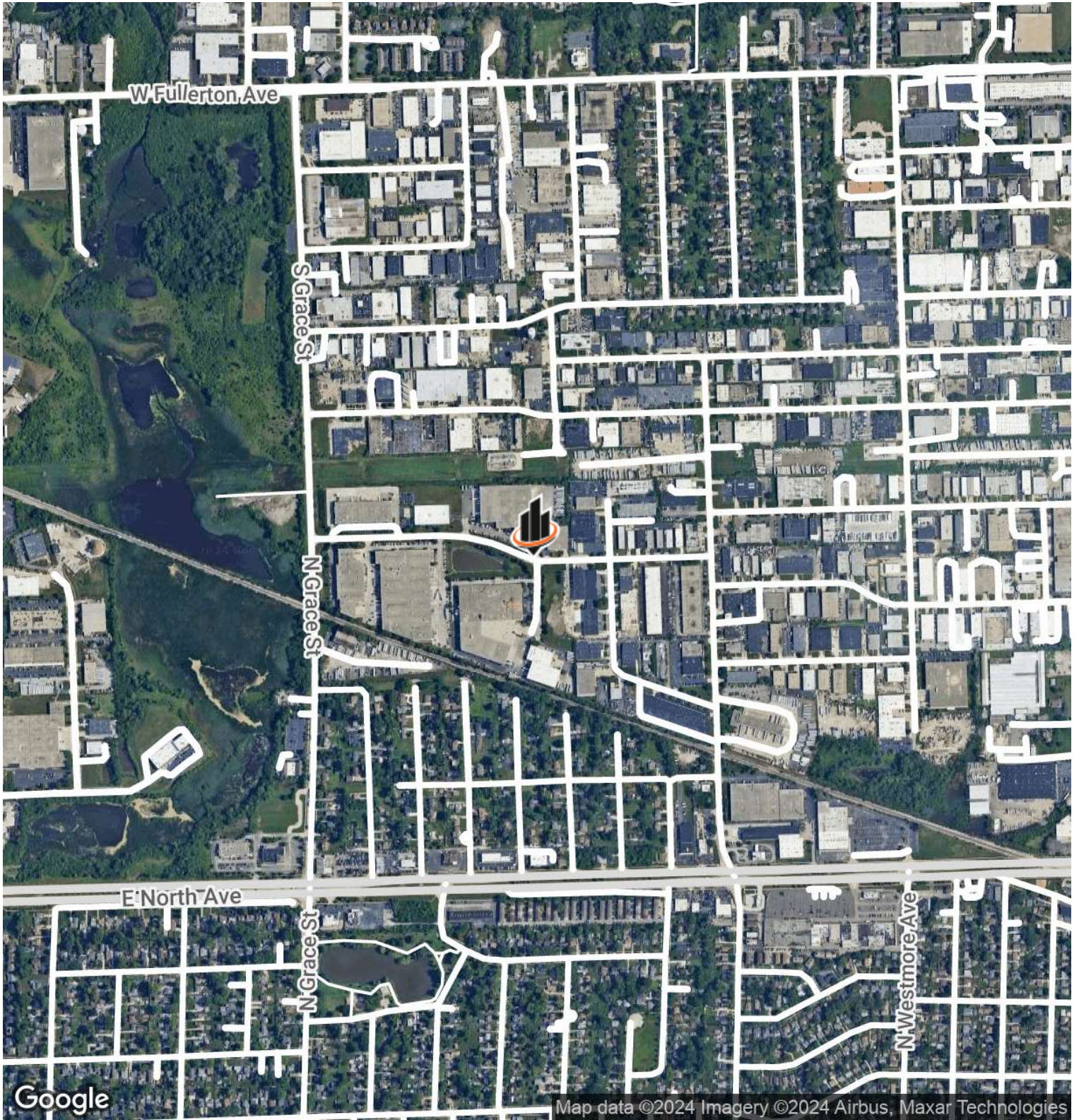
ADDITIONAL PHOTOS



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400 W BELDEN AVE | Addison, IL 60101

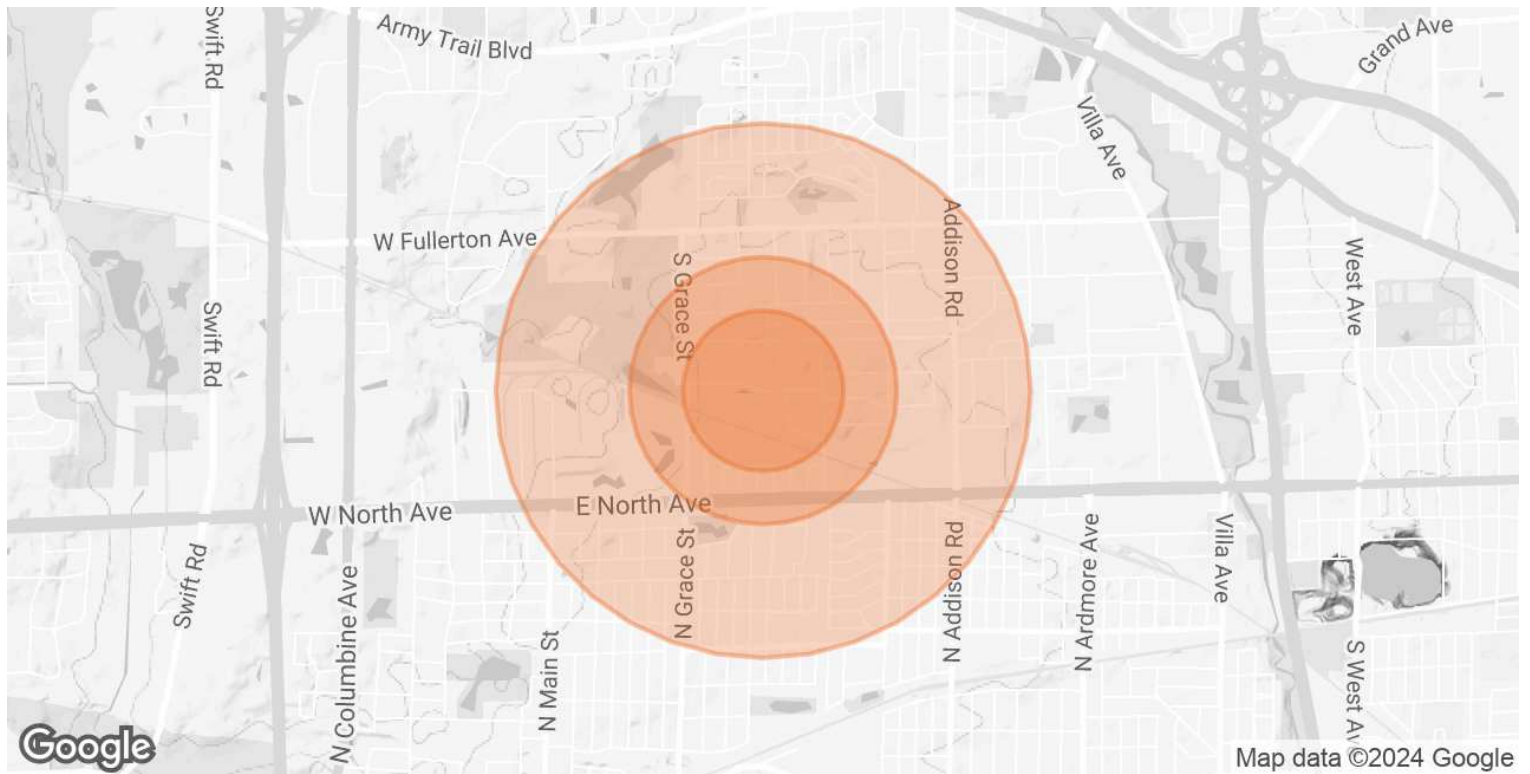
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	166	1,093	9,407
AVERAGE AGE	41	39	39
AVERAGE AGE (MALE)	42	39	39
AVERAGE AGE (FEMALE)	41	38	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	51	334	3,148
# OF PERSONS PER HH	3.3	3.3	3
AVERAGE HH INCOME	\$118,953	\$108,010	\$106,772
AVERAGE HOUSE VALUE	\$320,325	\$320,207	\$325,640

Demographics data derived from AlphaMap

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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