

1529 N 31ST AVE MELROSE PARK, IL 60160

O'HARE SUBMARKET

**39,000 SF
TRANSPORTATION
FACILITY**

WITH EQUIPMENT OR VACANT



FOR LEASE

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Positioned in Chicago's coveted O'Hare industrial corridor, this 39,000 SF transportation and fleet operations facility offers a rare turnkey opportunity.

Fully renovated in 2022, the property blends modern infrastructure with robust functionality tailored for logistics, trucking, and maintenance operations.

The facility features executive-quality offices, a fully equipped service shop, and a warehouse with nine (9) dock positions and multiple drive-in doors for optimal loading flexibility.

Recent capital improvements include a new roof, partial HVAC replacement, high-efficiency LED lighting, a new asphalt yard with reinforced dolly pads, and a comprehensive security system featuring 65 surveillance cameras providing full-site coverage.

With immediate access to I-290, I-294, and I-88, and located just minutes from O'Hare International Airport, the property offers unparalleled regional connectivity and is ideally suited for fleet or logistics operations.

The facility can be delivered with existing equipment in place or vacant, depending on user requirements.



BUILDING SIZE

39,000 SF

YEAR BUILT

1962

COMPREHENSIVE REHAB

2022

LAND AREA

3.39 ACRES

ZONING

M-1

BUILDING SPECIFICATIONS

Roof	New (2022)
HVAC	50% replaced in 2022
Power	440A (verify)
Lighting	New LED (interior & exterior), automatic night activation
Sprinklers	Yes

LOADING & PARKING

Loading	9 exterior docks
Drive-in doors	5 total (4 shop + 1 warehouse)
Truck parking	50 stalls for trucks and trailers
Yard	Newly paved asphalt with cement dolly pads, fully fenced with 2 secure gates
Truck wash bay	On-site, heated, and vented

FINANCIAL DETAILS

Taxes	\$2.14 PSF (2023), 6B incentive in place (approximately 8 years remaining)
PINs	15-04-207-007-0000, 15-04-207-017-0000, 15-04-207-030-0000, 15-04-207-032-0000, 15-04-207-033-0000, 15-04-207-034-0000, 15-04-207-035-0000, 15-04-208-005-0000

OFFICE & INTERIOR FEATURES

- Executive offices: fully rehabbed in 2022
- High-end finishes
- Conference room
- Multiple office areas

SHOP IMPROVEMENTS

- Multiple lifts
- Compressor lines
- Alignment machine (medium-duty trucks)
- Oversized \$300,000 paint booth
- Dedicated parts room
- Driver's room with washers, dryers, and showers

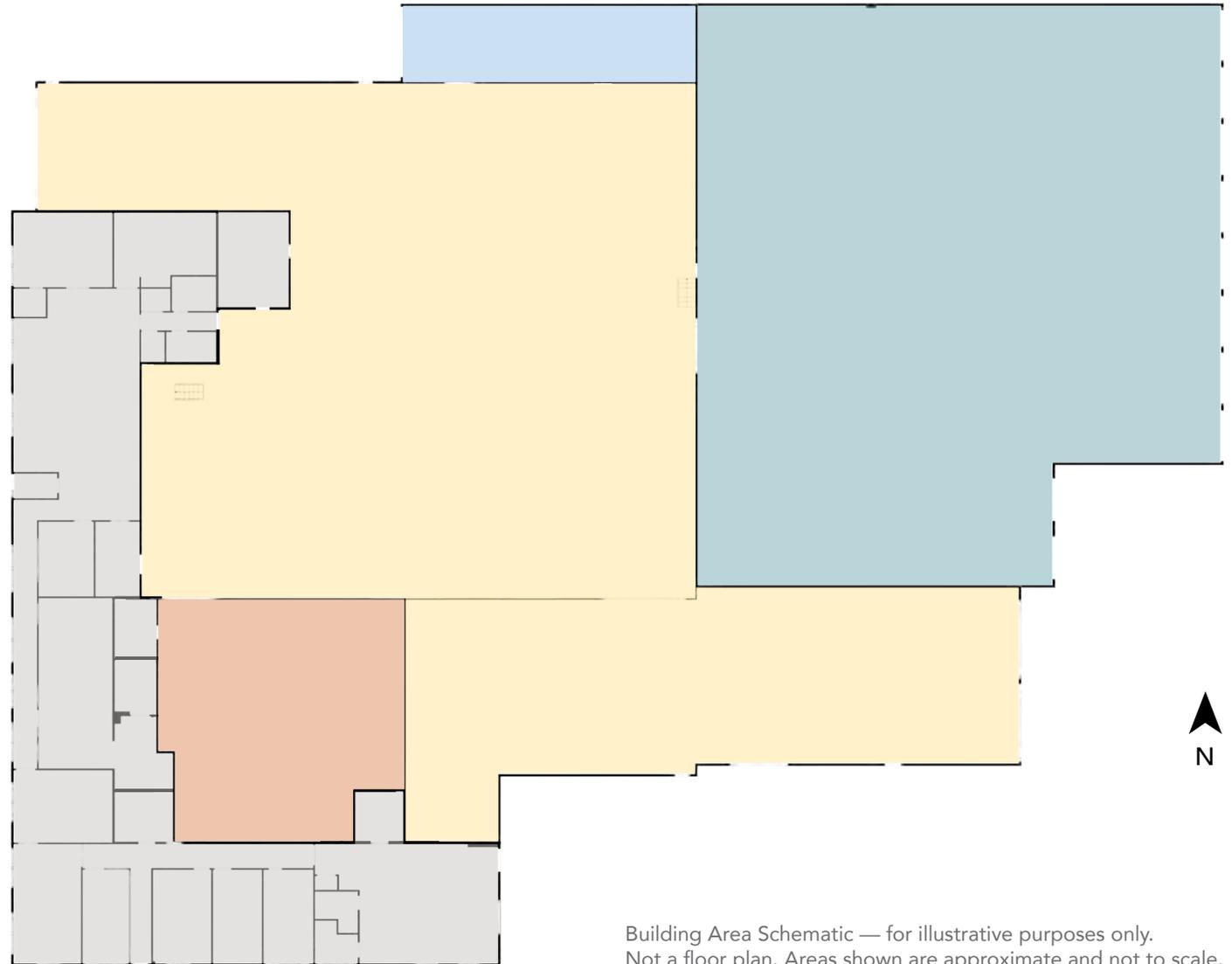
SECURITY

- 65 high-definition surveillance cameras covering the building and yard
- Integrated top-tier security and monitoring system
- LED yard lighting with automatic night activation

AVAILABILITY

- With equipment or vacant
- For lease / sale — subject to offer (STO)

-  Office Area
-  Shop Area
-  Warehouse
-  Parts Room
-  Washbay



Building Area Schematic — for illustrative purposes only.
Not a floor plan. Areas shown are approximate and not to scale.

BUILDING HEIGHTS

	CEILING HEIGHT	CLEAR HEIGHT
Shop	20'	18'
Warehouse	15'6"	13'6"



Interior view — shop area with clear height and column spacing.

CONSTRUCTION & FINISHES

Flooring	Industrial-grade concrete in excellent condition
Lighting	High-efficiency LED fixtures throughout interior and exterior
Ventilation	Shop and wash bay equipped with exhaust and air exchange systems

WASH BAY

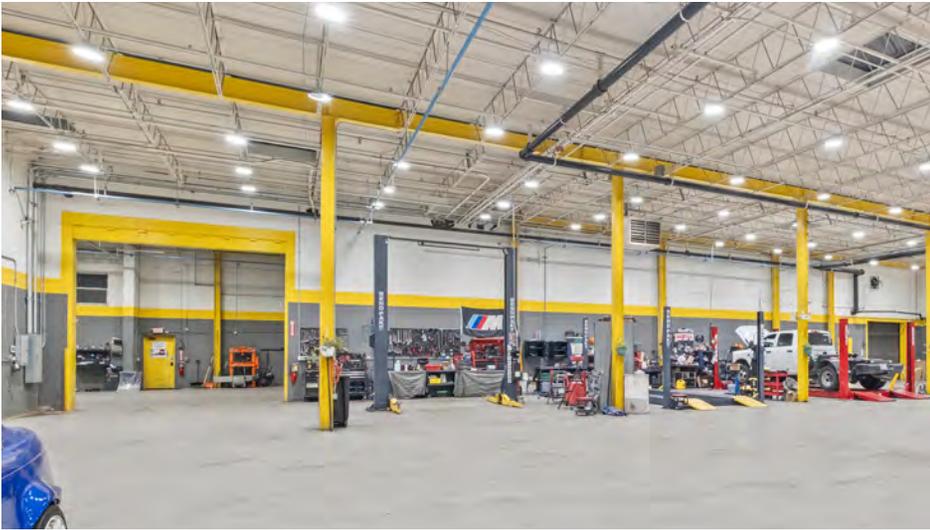
Configuration	Heated and vented with integrated floor drain system
Use	Ideal for truck and equipment cleaning operations

DRIVE-IN DOORS

Front (shop)	14'H × 23'W
Rear (shop)	14'H × 12'W
Side (shop)	10'H × 10'W
Wash bay	14'H × 11'W
Warehouse ramp	10'H × 10'W







SHOP & PARTS ROOM PHOTOS



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