

# 130 S ADDISON ROAD ADDISON, IL

## Industrial Building | For Sale

MATT GARLAND  
(312) 339-9015  
mgarland@cawleycre.com

ANDREW MALETICH, SIOR  
(630) 729-7942  
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THEO ZACHER  
(630) 729-7938  
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### Property Specifications

**Building Size:** 37,098 SF

**Office Area:** Approx. 4,395 SF

**Warehouse Mezzanine:** 1,388 SF Structural Mezzanine (can be removed)

**Year Built:** 1998

**Land Area:** 2.16 Acres

**Loading:** 2 Interior Docks  
1 Drive-in Door (14'h x 14'w)  
1 Drive-in Door (14'h x 12'w)

**Ceiling Height:** 21' Clear

**Electrical:** 800 Amps @ 480V 3-phase

**Backup Generator:** Yes - Generac

**Zoning:** M-4, Planned Office Research & Industrial

**Sprinklered:** Wet

**Parking:** 57 spaces

**2023 Real Estate Taxes:** \$71,017.64 or \$1.92 PSF (2023 payable 2024)

**PIN:** 03-28-316-021

**Sale Price:** ~~\$5,500,000~~ \$5,400,000



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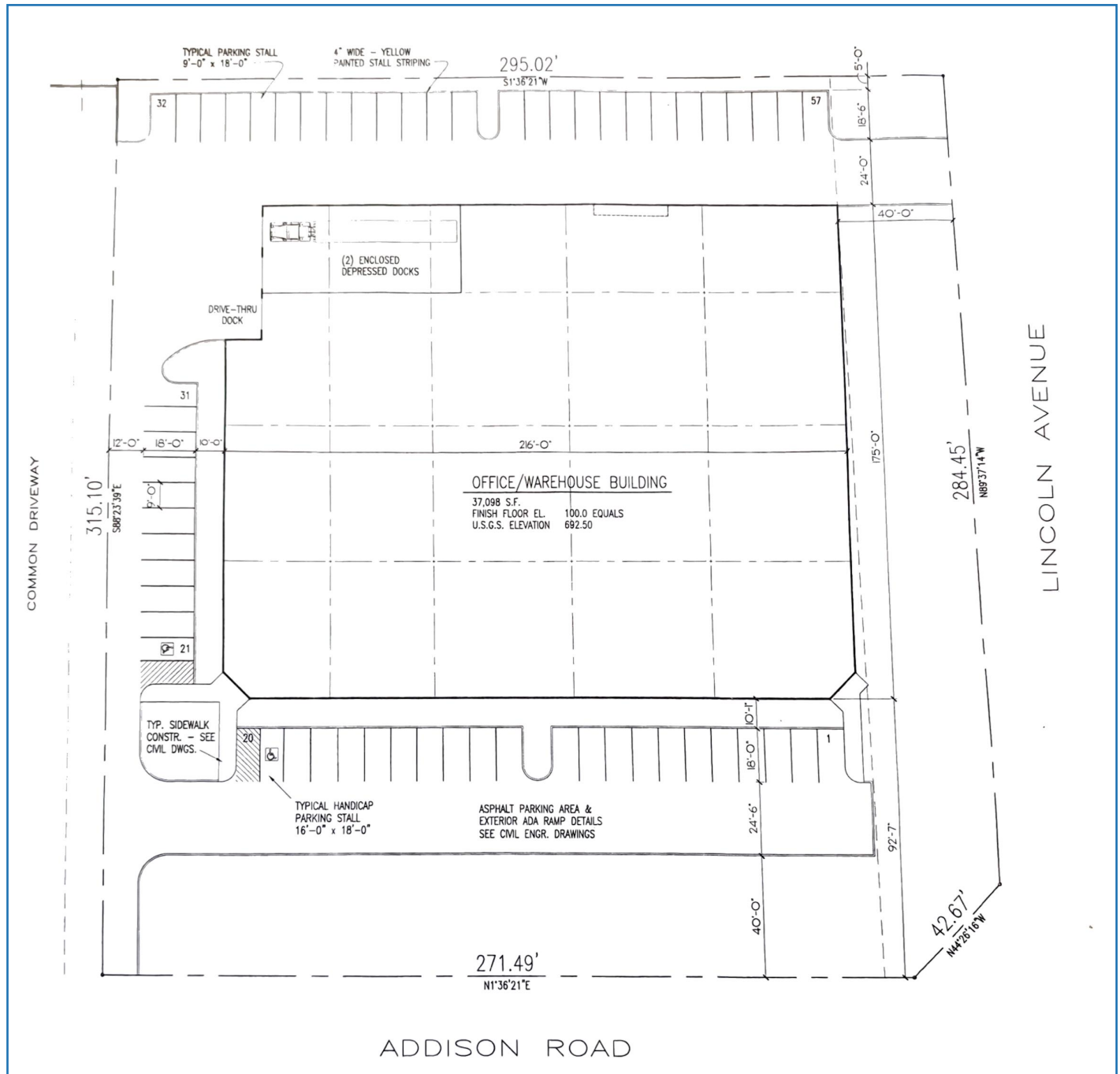
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## SITE PLAN





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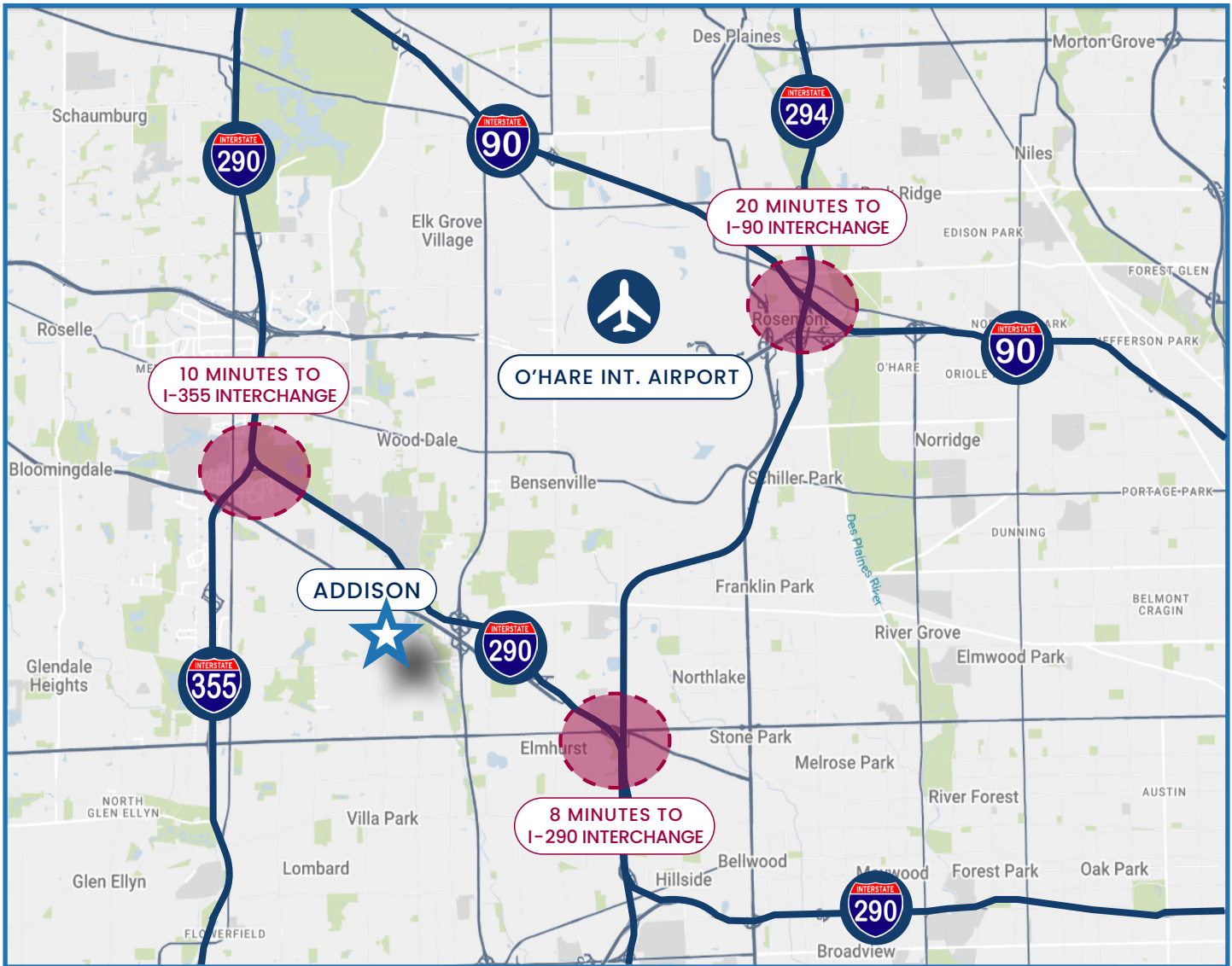
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Heavy Parking



DuPage Taxes



Corner Lot



Backup Generator



Pre-Cast  
Construction



Centrally Located