

# For sale or lease

2649 Gardner Road, Broadview, IL  
21,603 SF



JLL

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Associate

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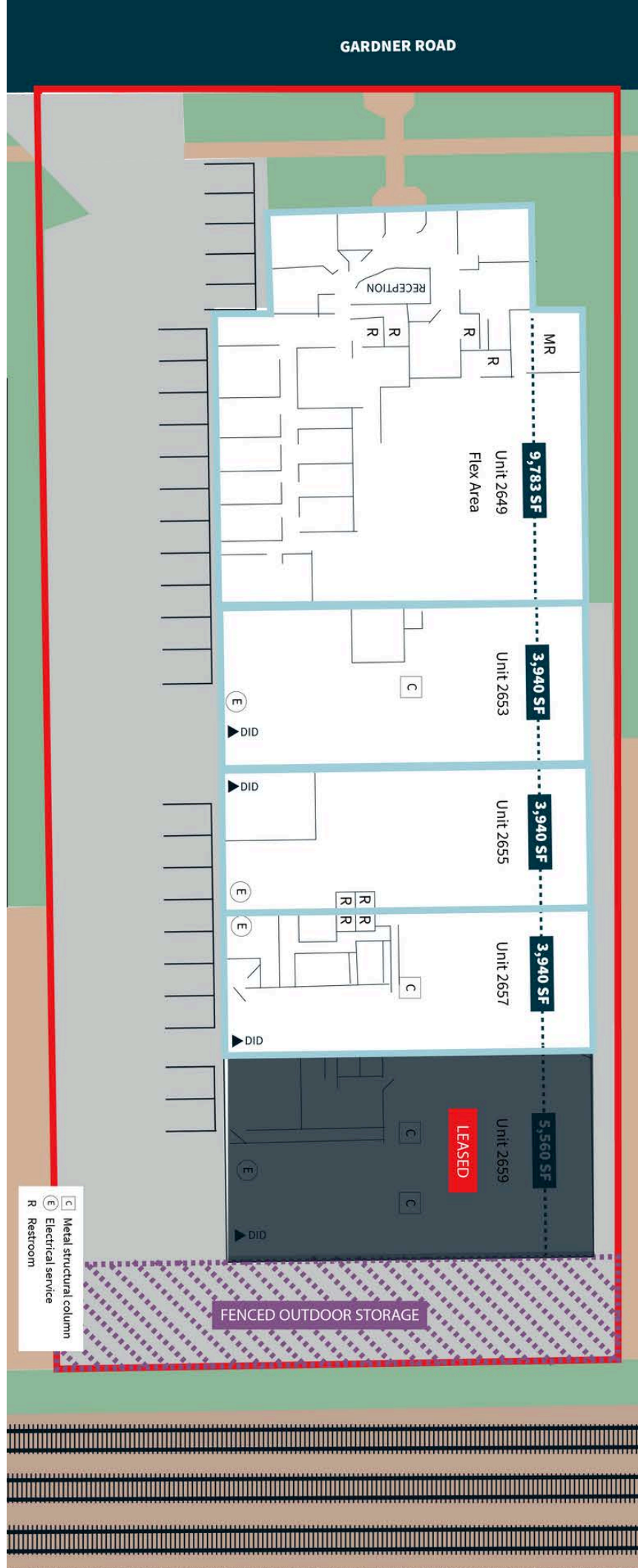
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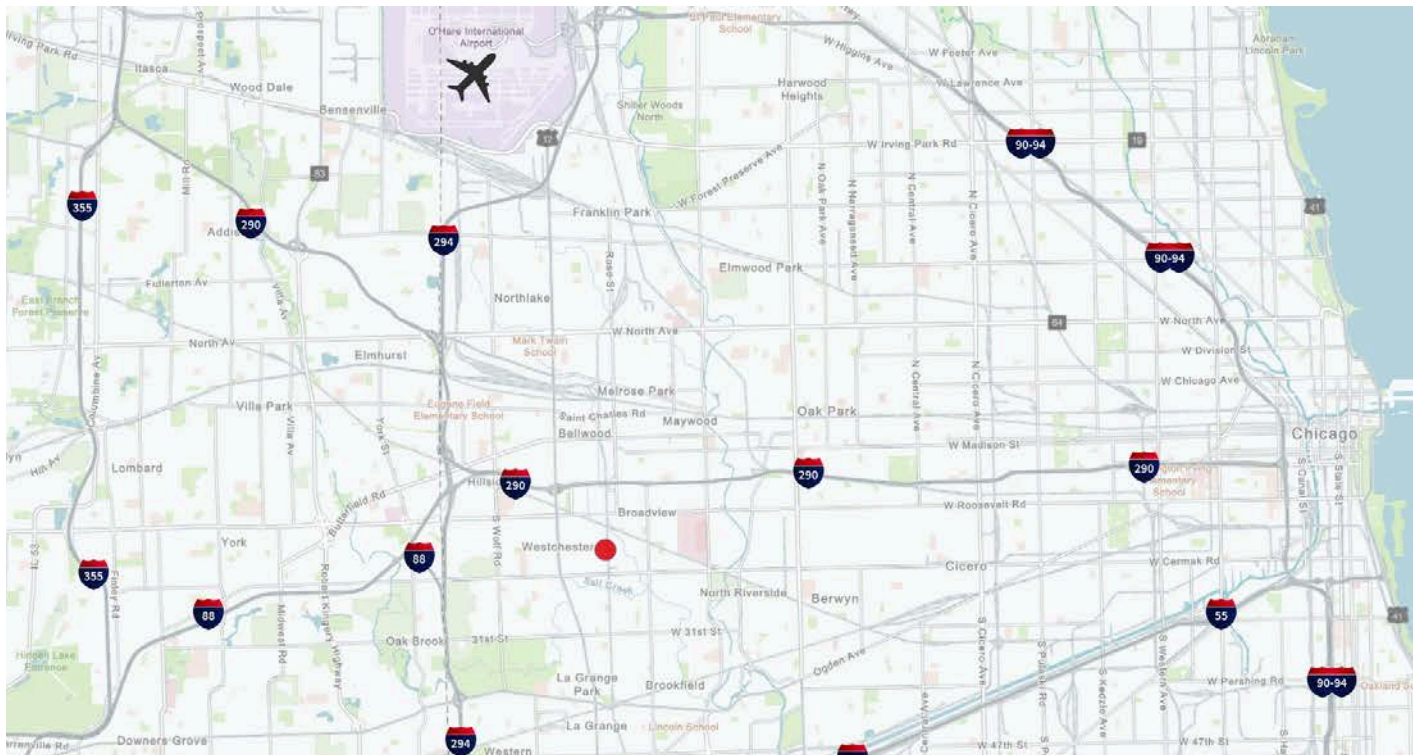
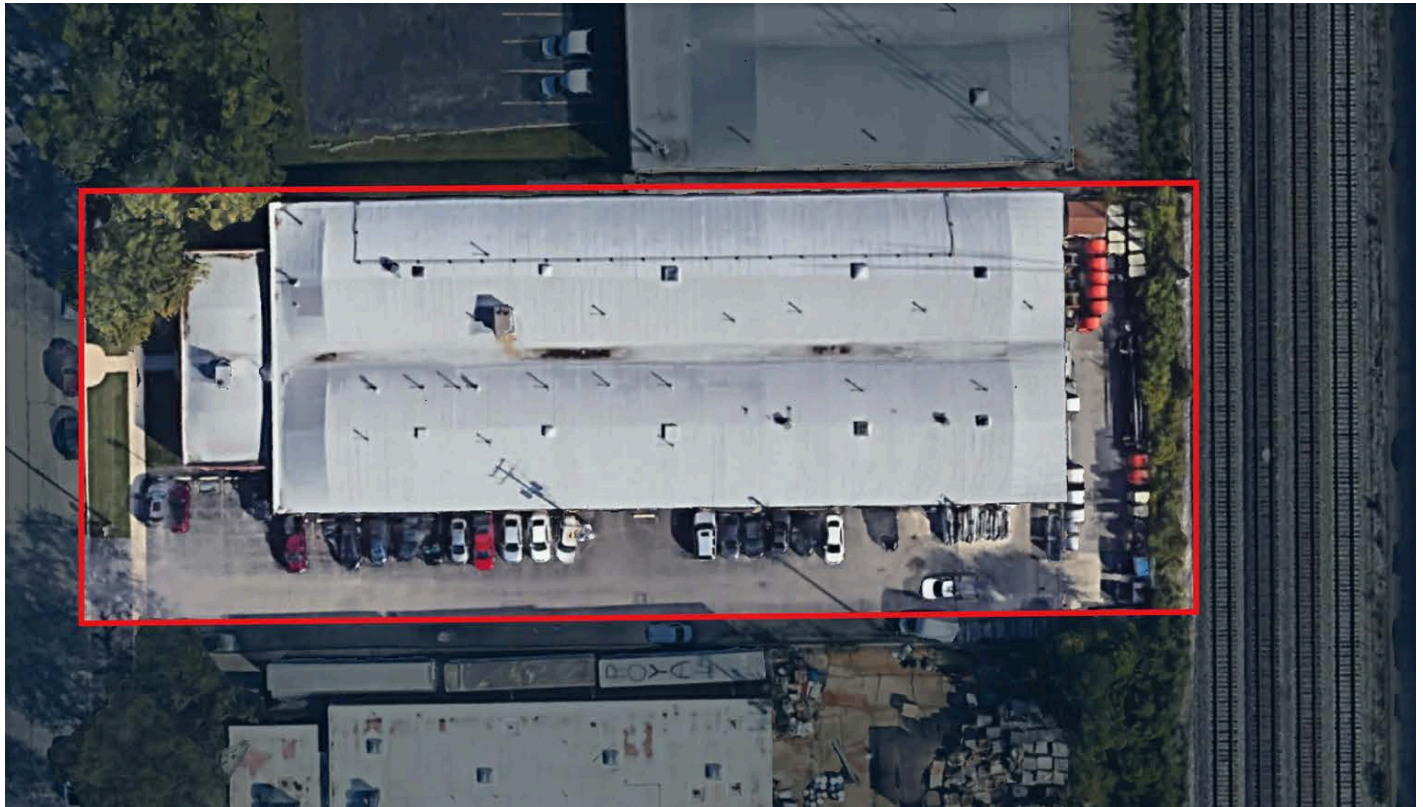
21,603 SF Available

## Divisible

- Unit 2649: 9,783 SF w/ 4,428 SF office
  - 400 amp 480v
- Unit 2653: 3,940 SF
  - 200 amp 240v
- Unit 2655: 3,940 SF
  - 200 amp 240v
- Unit 2657: 3,940 SF w/ 962 SF office
  - 200 amp 240v

<b>Total building:</b>	27,119 SF
<b>Available space:</b>	21,603 SF
<b>Office:</b>	5,390 SF
<b>Clear height:</b>	12' - 18'
<b>Drive In Doors:</b>	Three (3) 10' x 12'
<b>Auto parking:</b>	25 stalls
<b>Sprinklers:</b>	Wet
<b>Zoning:</b>	ORI - Broadview
<b>Notes:</b>	4,000 SF fenced outdoor storage





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