

# For Sale/Lease

## Outside Storage Available

IMMEDIATE AVAILABILITY  
8,300 SF Industrial Building  
Additional 11,250 SF Site

Warehouse - ±6,100 SF  
1st Floor Office - ±1,100 SF  
2nd Floor Office - ±1,100 SF  
Total ±8,300 SF

Sale Price: \$1,200,000  
+ \$150,000 land = \$1,350,000  
Lease Rate: \$9,000/Month  
\$10,000/Mo incl. land parcel

## 17320 S. Delia Avenue

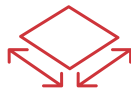
Plainfield, Illinois 60586

### PROPERTY HIGHLIGHTS

Located 5 miles from I-55 Expressway via full-interchange at Rt. 30. This industrial property offers immaculate column-free shop space with high ceilings and attractive office space. Ideal for small business, workshop, RV/boat/automotive storage. Trench drain in the warehouse, radiant heat (under the warehouse floor). Proximity to Midway International Airport. Land is only available for sale with building. **25' ceiling height!**



±8,300 SF  
AVAILABLE



OUTDOOR STORAGE  
ADDITIONAL 11,250 SF  
SITE (75' x 150')



LARGE DRIVE-IN  
DOOR (12' W X 14' H)



2,200 SF  
OFFICE



25' CLEAR HEIGHT  
NO COLUMNS



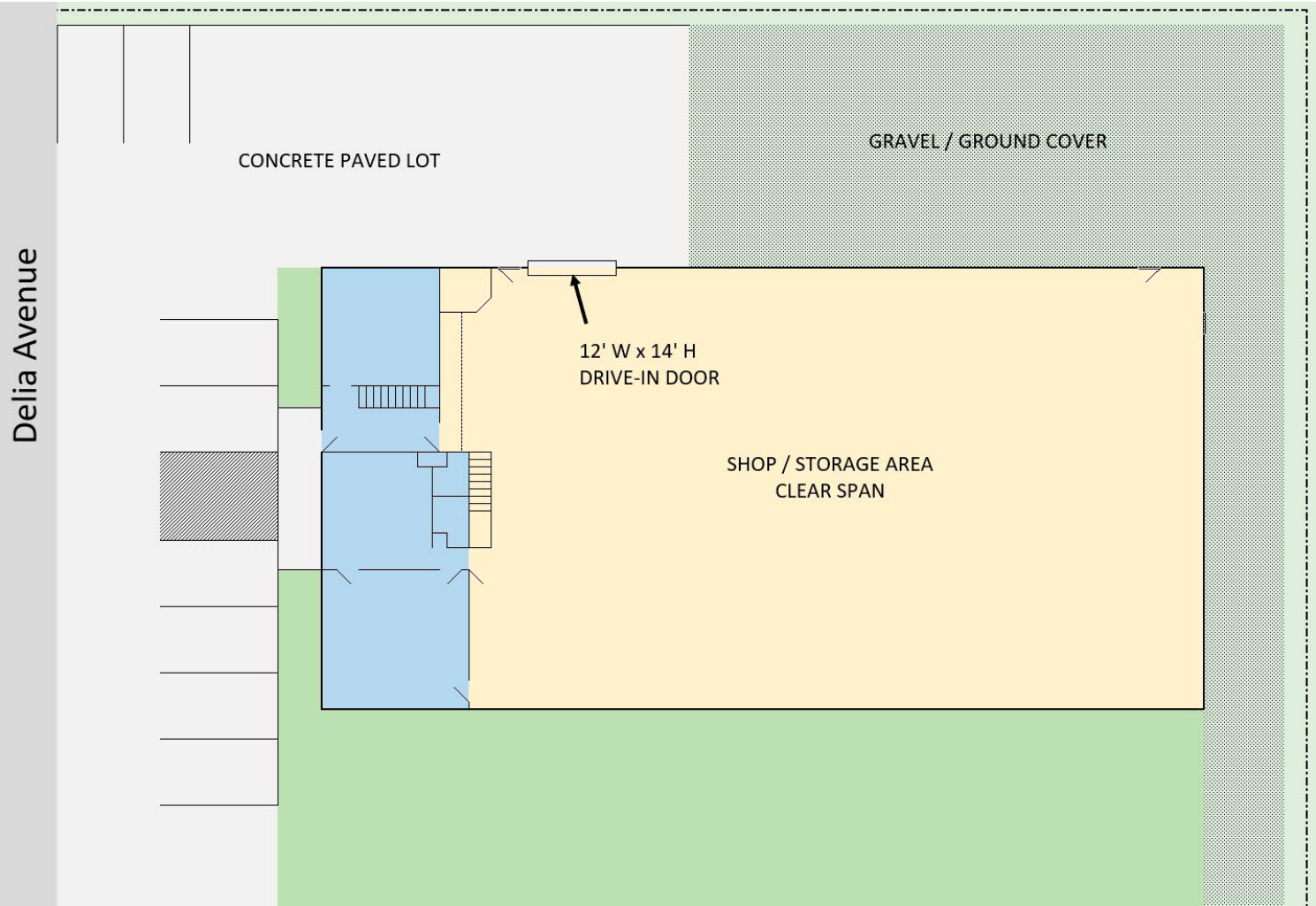
5 MILES TO I-55  
EXPRESSWAY

### Contact

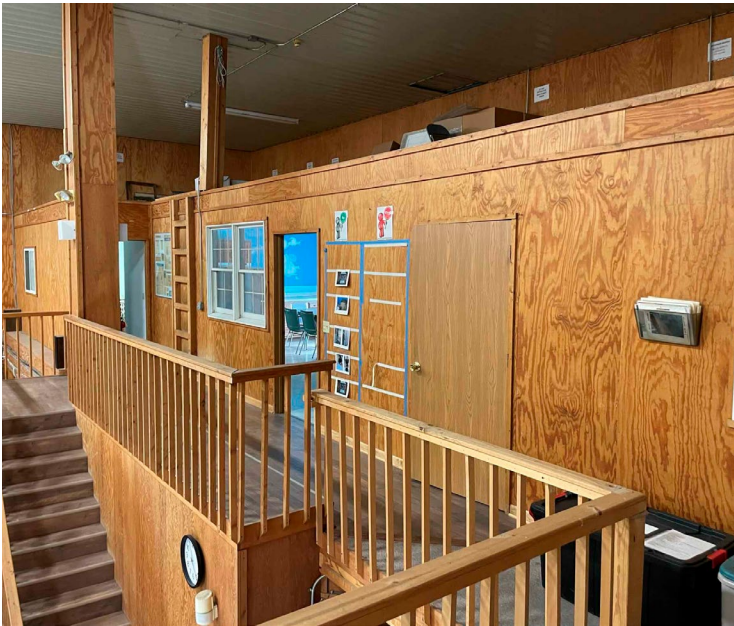
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Suite 400  
Oakbrook Terrace, Illinois 60181









Warehouse 2nd floor access



Warehouse



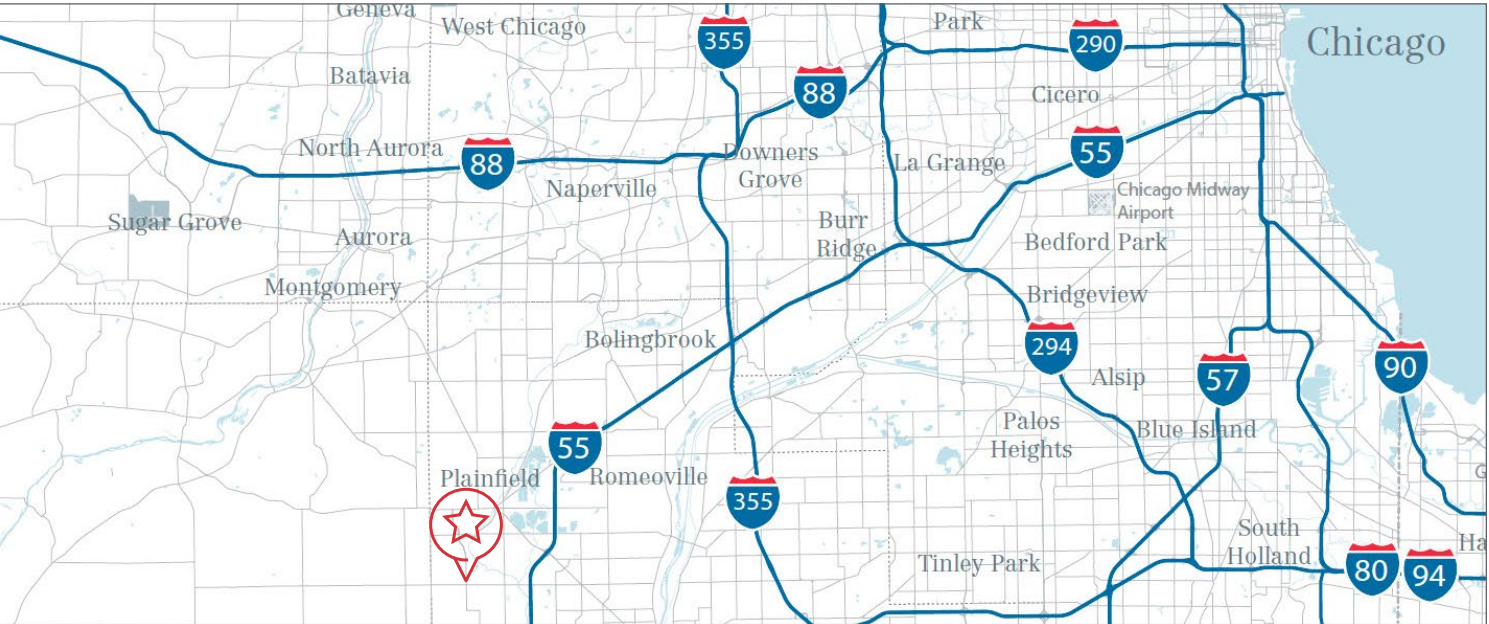
Office



Warehouse

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**POTENTIAL USES:**  
SMALL BUSINESS | WORKSHOP | RV/BOAT  
AUTOMOTIVE STORAGE/REPAIR

