

Available IMMEDIATE AVAILABILITY

> Warehouse - ±6,100 SF 1st Floor Office - ±1,100 SF 2nd Floor Office - ±1,100 SF Total ±8.300 SF

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

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**

One Oakbrook Terrace Suite 400 Oakbrook Terrace, Illinois 60181

Executive Vice President

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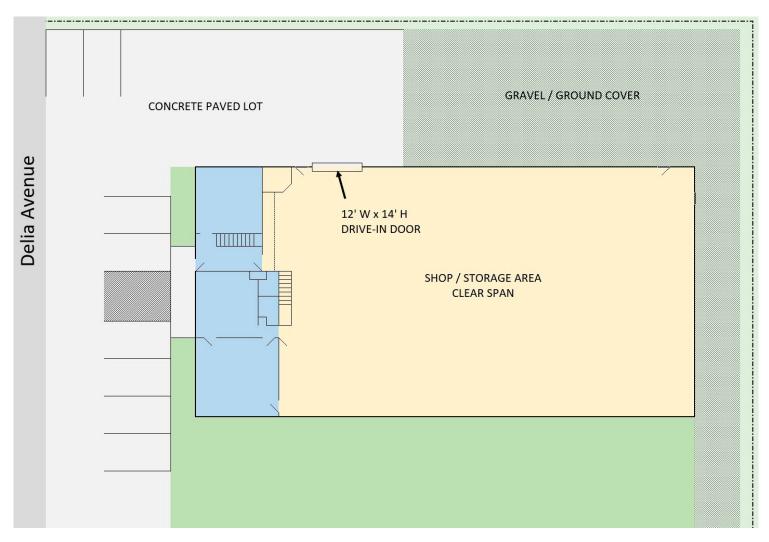
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Warehouse 2nd floor access

Warehouse





Office

Warehouse

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